



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

*** £10,000 PACKAGE FOR YOU TO MAKE YOUR HOUSE A HOME WHEN THIS PROPERTY IS RESERVED IN JULY 2020***

BRAND NEW FAMILY HOME WITH WOW FACTOR*** JUST RELEASED FOR SALE***GATED DEVELOPMENT OF J U S T 4 H O M E S * * * O P E N P L A N KITCHEN/DINING/LIVINGROOM TO DIE FOR*** FABULOUS MASTER SUITE INCLUDING SEPARATE WALK IN WARDROBE***BI-FOLD DOORS leading to LARGE PRIVATE REAR GARDEN*** 2 MINUTES WALK FROM SANDBACH RAILWAY STATION*** Find out more...

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ACCOMMODATION

Accommodation with approximate sizes comprises:

FAMILY ROOM

11'3" x 15'1" (3.45 x 4.60)

KITCHEN/ DINING

10'2" x 19'7" (3.12 x 5.99)

UTILITY

WC

LOUNGE

15'1" x 10'0" (4.60 x 3.05)

GARAGE

17'5" x 8'5" (5.31 x 2.57)

FIRST FLOOR

BEDROOM FOUR

10'4" x 8'5" (3.15 x 2.59)

FAMILY BATHROOM

BEDROOM FIVE

10'4" x 10'0" (3.15 x 3.05)
(2.29m min)

BEDROOM THREE

10'0" x 9'6" (3.05 x 2.92)

ENSUITE

BEDROOM TWO

11'6" x 8'5" (3.51 x 2.59)

ENSUITE.

SECOND FLOOR

DRESSING ROOM

8'5" x 6'11" (2.59 x 2.11)

MASTER BEDROOM

21'1" x 13'1" (6.43 x 4.01)

ENSUITE..

TENURE

Freehold