



Blake Lane, Sandiway, Northwich, Cheshire

£126,500

Notice of Offer. 87 Blake Lane, CW8 2NW. We advise that an offer has been made for the above property in the sum of Â£120,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Reeds Rains, 01606 41315.

A pleasant semi detached family home located in the ever popular residential area of Sandiway. Available with no vendor chain this house is a must for viewing. Internally the accommodation is spacious with three bedrooms, bathroom, kitchen diner, lounge and conservatory. Externally there is a driveway and gardens front and rear.

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Entrance Hall

Upvc entrance door to the front, radiator, laminate flooring, stairs leading to the first floor.

Lounge 18'6" x 13'3"

Double glazed window to the front, patio doors opening into the conservatory, two radiators, laminate flooring, living flame gas fire and surround.

Conservatory 11'0" x 9'6"

French doors opening onto the rear garden, tiled flooring, wall heater.

Kitchen / Dining Room 23'7" x 9'8"

Double glazed window to the side, french doors to the rear, a range of base and eye level units with work surfaces, stainless steel sink unit with mixer taps, electric cooker point, radiator, plumbing for dish washer.

First Floor

First Floor Landing

Double glazed window to the front, loft access.

Bedroom One 13'3" x 11'3"

Double glazed window to the rear, radiator.

Bedroom Two 10'11" x 10'5"

Double glazed window to the rear, radiator.

Bedroom Three 9'2" x 7'10"

Double glazed window to the front, radiator.

Bathroom

Double glazed window to the front, panelled bath with shower screen, pedestal wash basin, wc, airing cupboard with cylinder.

Exterior

To the front is a block paved driveway providing off road parking. To the rear is a good size garden with lawned area, paved patio, fencing and shrubs.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



Reeds Rains
The Letting Agent

HASSLE-FREE LETTINGS AND MANAGEMENT

Every month 12,000 potential tenants contact Reeds Rains, searching for property to rent.

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	70
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			