



## 64 Sandy Lane

, Rugeley, WS15 2LF

**£215,000**



Chase Owl are pleased to market this spacious traditional three bedroom semi detached home. Being ideal for First Time Buyers, close to local amenities and offered with NO UPWARD CHAIN. Entrance Hallway, Lounge, Dining Room, Fitted Kitchen, Inner Lobby to Downstairs Cloaks. First Floor Landing to Three Bedrooms and Shower Room. Plentiful Parking and Gardens to front and rear.



### Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point and stairs leading to First Floor Landing. Door to Dining Room.

### Lounge 10'7" x 9'10" (3.23m x 3.00m)

Having a wooden feature fire surround with inset electric fire on hearth. Two wall lights, radiator and upvc double glazed window to front aspect. Open plan to Dining Room.

### Dining Room 12'6" x 12'4" (3.81m x 3.76m)

Having wall light, radiator and upvc double glazed sliding patio door to rear garden.

### Fitted Kitchen 16'8" x 8'3" (5.08m x 2.51m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Electric cooker, three appliance spaces, light point, radiator and tiled flooring. Upvc double glazed windows to front and side aspects with open to Inner Lobby.

### Inner Lobby

Having tiled flooring, useful storage cupboard with shelving and upvc double glazed door to side elevation.

### Cloakroom

Comprising w.c and walk in shower cubicle. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect.

### First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and upvc double glazed window to front aspect.

### Bedroom One 11'0" x 9'11" (3.35m x 3.02m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Two 11'0" x 10'11" (3.35m x 3.33m)

Having built in wardrobes, ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Three 12'7" x 7'2" (3.84m x 2.18m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Shower Room

Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, radiator, part tiling to walls and upvc double glazed window to front aspect.

### Outside

The property having a walled fore garden with lawn and flower borders. A good sized driveway provides parking for several vehicles and in turn leads to Storage Shed/ Garage Room. A gate allows access to the enclosed rear garden being mainly laid to lawn with borders, outside tap and a brick storage shed housing combination boiler.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

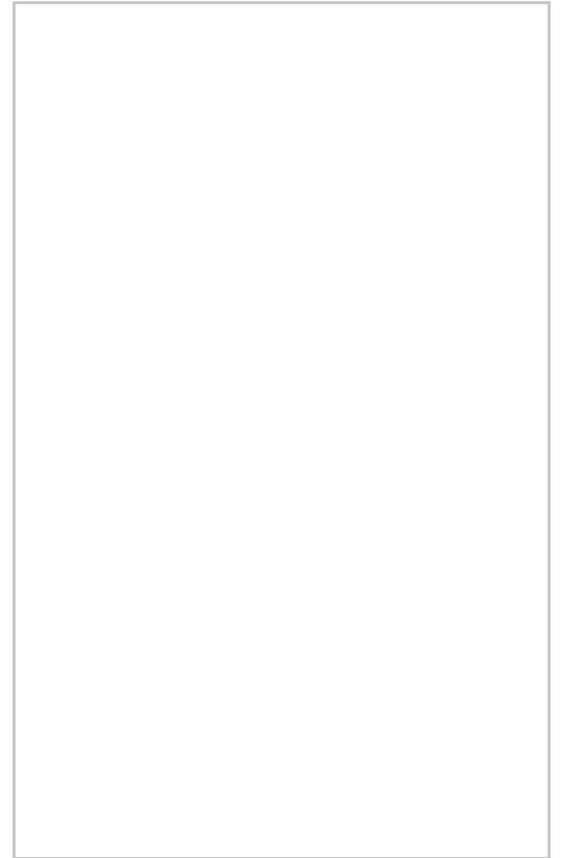
#### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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