



JASON SIMMONS POWERED BY **exp** TM UK

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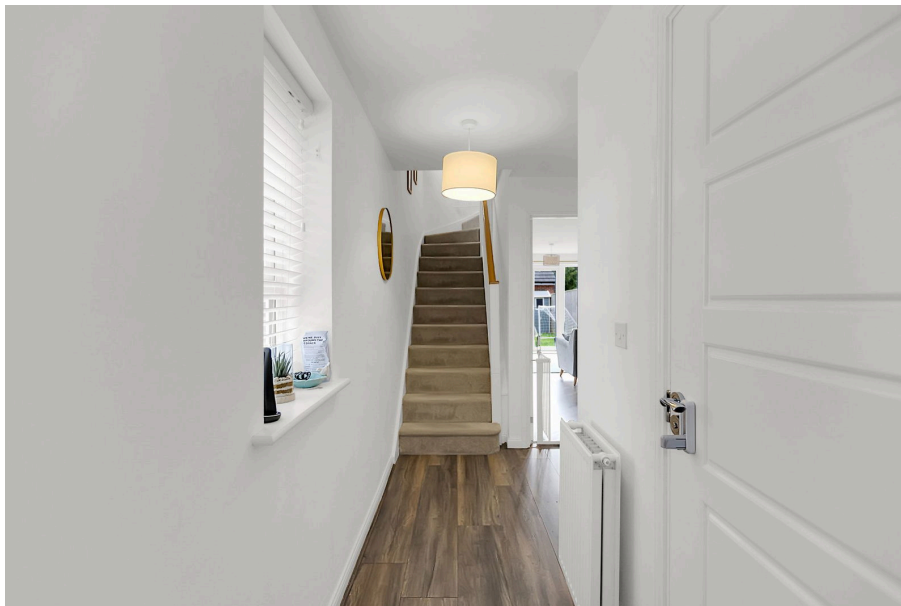
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Monarch Place, Sandbach

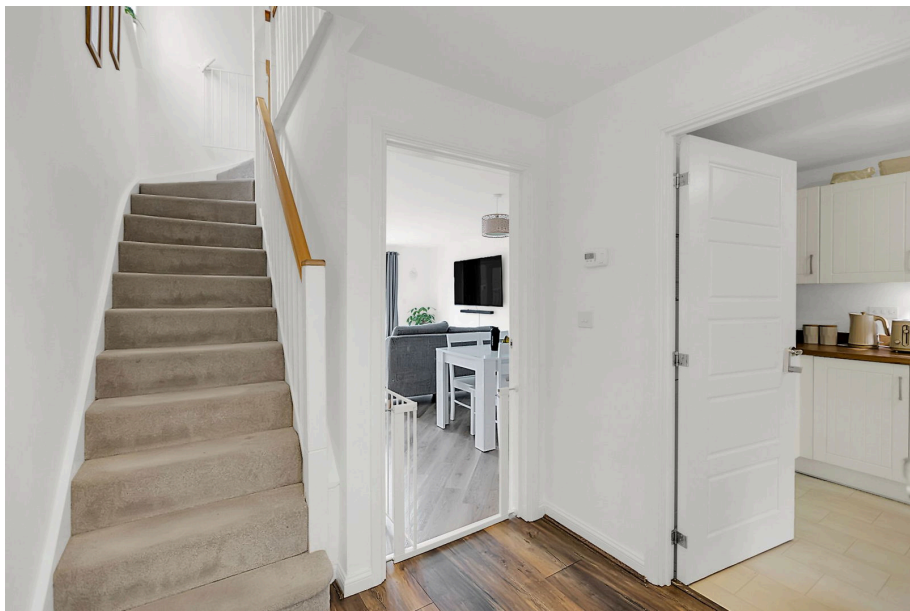
£275,000

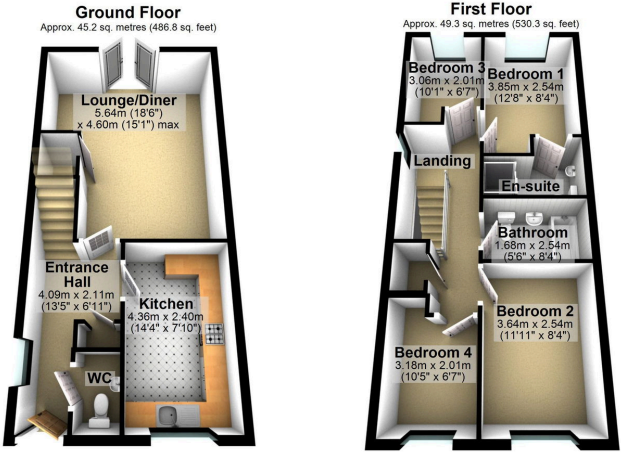
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- Modern four bedroom semi-detached home
- Modern fitted kitchen with integrated appliances
- Master bedroom with En-suite
- Driveway parking for two vehicles
- Walking distance to Sandbach town centre (via Sandbach Park)
- Lounge open plan to dining room (with double doors to rear garden)
- Downstairs Toilet
- Modern family bathroom with white suite
- Good-sized and enclosed rear garden
- Quote Ref: JS0070



Quote Ref: JS0070. Situated in a sought-after area of Sandbach, this beautifully presented four-bedroom semi-detached home offers spacious and versatile living. The ground floor features an entrance hallway, a welcoming lounge open plan to a dining area; creating a bright and sociable space, along with a modern fitted kitchen and a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with a private En-suite, plus a stylish family bathroom. Outside, the property benefits from a private rear garden and driveway parking. Ideally located close to Sandbach town centre and with great access to the M6 motorway.





Total area: approx. 94.5 sq. metres (1017.1 sq. feet)



7/10/25, 9:31 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

| | | | |
|---|---------------|--------------------|--------------------------|
| 7, Mowbray Place SANDHATCH CV11 4AH | Energy rating | Valid until: | 18 October 2028 |
| | B | Certificate number | 8528-7930-6949-1041-6996 |

Property type Semi-detached house

Total floor area 92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#). [Find out more about energy efficiency ratings](#).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#).

<https://find-energy-certificates.service.gov.uk/energy-certificates/8528-7930-6949-1041-6996>

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