



JASON SIMMONS POWERED BY **exp** TM UK

@ jason.simmons@exp.uk.com

[jasonsimmons.exp.uk.com](https://www.jasonsimmons.exp.uk.com)

📞 01477 500 303

Meadow Brown Place, Sandbach

£265,000

🛏 3 🚽 2 🛋 2

- Three / Four bedroom semi-detached property
- Sitting Room & Modern fitted kitchen
- Master bedroom with En-suite shower room
- Driveway parking for two/three vehicles
- Enclosed and well maintained rear garden
- Great access to Sandbach town centre and the M6 motorway
- First floor lounge with views to rear elevation
- Two further double bedrooms & modern bathroom
- Double glazing & Central heating throughout
- Quote Ref: JS0070



Quote Ref: JS0070. Beautifully presented and set over three floors, this spacious three/four bedroom semi-detached home offers flexible modern living in a desirable Sandbach location. The ground floor features an entrance hallway, downstairs WC, modern dining kitchen with garden access, and a flexible sitting room or fourth bedroom. On the first floor is a bright lounge with open views, a double bedroom, and a stylish family bathroom. The top floor boasts the master bedroom with en-suite and a further double bedroom. Outside, there is driveway parking for two to three vehicles. Ideal for families or those working from home. **INTERNAL VIEWING HIGHLY RECOMMENDED.**





TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metreplan C5025



Find an energy certificate (/) English | [Cymraeg](#)

Energy performance certificate (EPC)

5, Meadow Brown Place SANDHATCH CW11 4JF	Energy rating	Valid until:	9 December 2029
	B	Certificate number	8796-6106-6839-8897-2213

Property type End-terrace house

Total floor area 108 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 a new UK-wide energy rating scheme](#). [Visit energy certificate experts](#) (energy-related product guidance)

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](#)

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.
Registered company number is 12016573. VAT Registration Number is 327 4120 29