



3 Langley Close

CW11 1YJ

Guide Price £650,000



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STEPHENSON BROWNE

Welcome to this stunning executive family home located on Langley Close. This impressive detached house boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones.

With 5 spacious bedrooms, there is plenty of room for the whole family to enjoy. The 2 bathrooms ensure convenience and comfort for busy mornings or unwinding after a long day.

The property's integrated kitchen appliances add a touch of luxury and make meal preparation a breeze. Imagine cooking delicious meals in this kitchen while enjoying the company of family and friends in the adjacent dining area.

Situated in a perfect location for commuting, you'll appreciate the easy access to major transport links, making your daily travels a breeze. Additionally, being close to amenities and schools means that everything you need is within reach, making this home not only beautiful but also incredibly convenient.

Offered for sale with NO ONWARD CHAIN - Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and experience the charm and comfort that this Langley Close residence has to offer.

Entrance Hallway

Two ceiling light points, storage cupboard, UPVC double glazed front door and window to the side elevation.

Cloakroom

Low level WC, pedestal wash hand basin, ceiling light point.

Lounge

Two radiators, two ceiling light points, UPVC double glazed window to the front elevation, smoke alarm, TV point, electric fire with marble surround. Sliding doors leading into:

Sun Room

Two wall lights, tiled flooring, UPVC double glazed windows to the side elevation and doors leading out to the garden.

Dining Room

UPVC double glazed sliding doors leading out to the garden, ceiling light point, radiator.

Breakfast Kitchen

A good range of wood effect wall and base units with contrasting work-surface over, inset 1.5 bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated fridge, integrated double oven, four ring induction hob with extractor fan over, spotlighting, tiled flooring, tiled surround, radiator, breakfast bar, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the garden, door to integral garage.

FIRST FLOOR

Landing

Ceiling light point, smoke alarm.

Bedroom One

UPVC double glazed window to the front elevation, radiator, ceiling light point, fitted wardrobes and furniture, walk in wardrobe with ceiling light point.

En-Suite

Low level WC, wall hung wash hand basin with mixer tap, walk in shower enclosure with mixer shower over, tiled walls and tiled flooring, spotlighting, UPVC double glazed frosted window to the side elevation, under-floor heating, spotlighting, radiator.





Bedroom Two

UPVC double glazed window to the front elevation, radiator, ceiling light point.

Bedroom Three

UPVC double glazed window to the rear elevation, radiator, ceiling light point, fitted wardrobes.

Bedroom Four

UPVC double glazed window to the rear elevation, radiator, ceiling light point, fitted storage cupboard.

Bedroom Five

UPVC double glazed window to the front elevation, radiator, ceiling light point, storage cupboard.

Bathroom

Low level WC, wall hung wash hand basin with mixer tap, shower enclosure with mixer shower over, tiled walls and tiled flooring, spotlighting, tiled bath, UPVC double glazed frosted window to the rear elevation, under-floor heating, spotlighting, radiator.

Front

Shaped lawn, block paved driveway, rockery area.

Rear

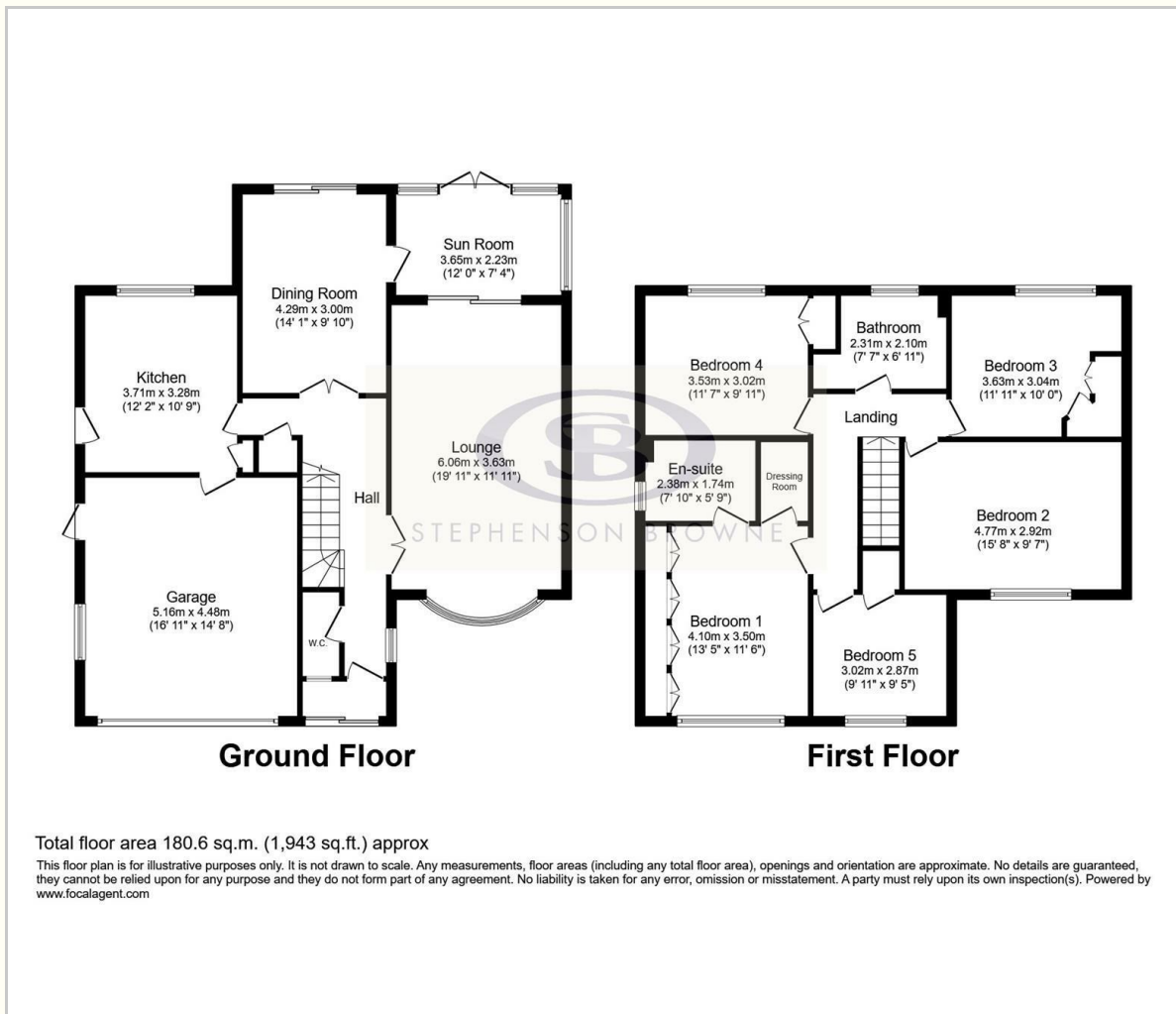
Indian stone patio, laid to lawn area, shrubbery, summer-house, fenced boundaries, outside plug.

Integral Garage

Electric door, power and lighting, fitted storage units.



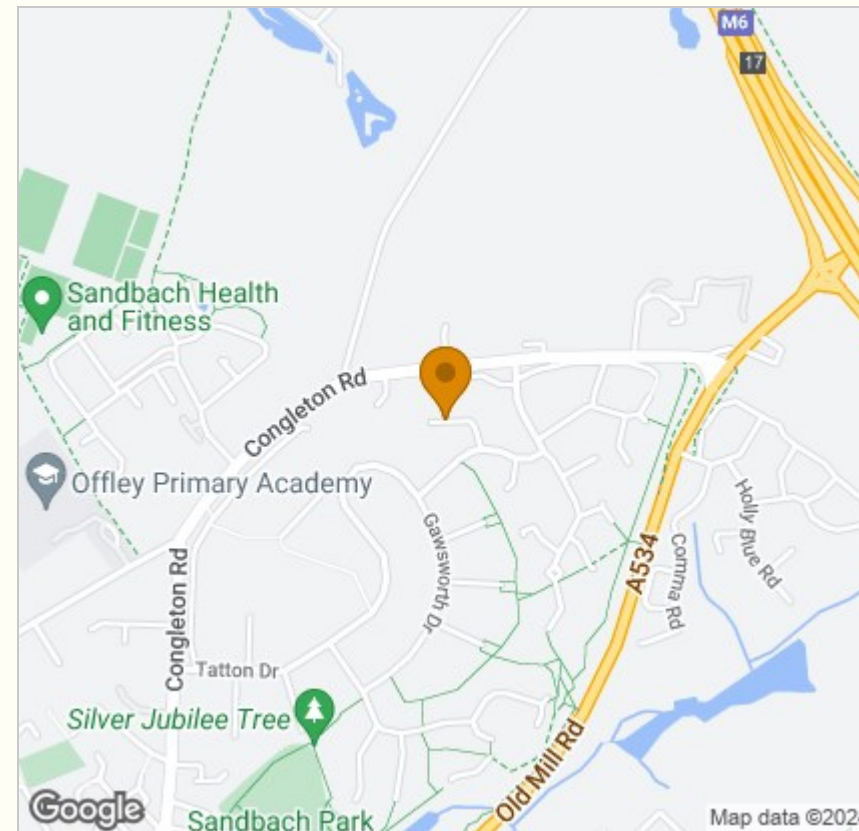
Floor Plan



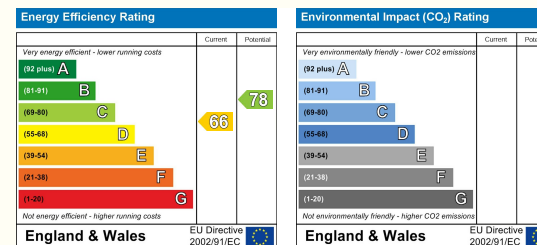
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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