



15 Price Close

CW11 3JY

Offers In The Region Of £245,000



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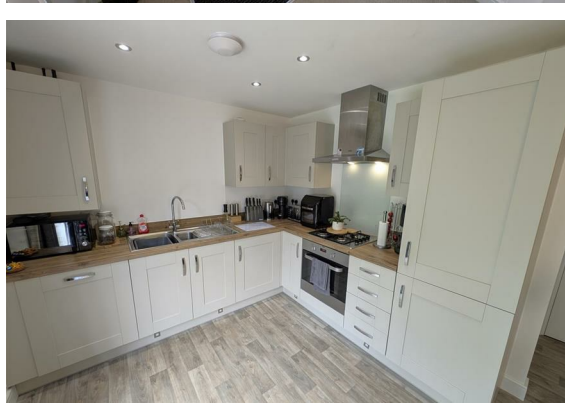
STEPHENSON BROWNE

An exceptionally well-presented three bedroom, semi-detached FREEHOLD property, located at Albion Locks, just a short drive from Sandbach Town Centre. Originally constructed by Taylor Wimpey to their 'Gosford' design. Benefitting from spacious and well planned accommodation. The property is still within its NHBC Warranty.

The modern kitchen features high quality integrated appliances and French windows opening to a low-maintenance rear patio and garden. The kitchen offers a range of wall and base units, with worktop over, plus a four-ring gas hob with extractor overhead, electric cooker, stainless steel sink, and an integrated fridge / freezer, integrated washer/dryer, and dishwasher. There is also space for a large dining table creating a perfect entertainment space. The ground floor also homes under stairs storage, a WC, and a large living room overlooking the front aspect.

The first floor comprises a main bedroom with ensuite, two further double bedrooms, and a family bathroom. Both bathrooms are modern suites with part tiled walls and tiled floors.

The perfect starter home, ideal for first time buyers and young families. Contact Stephenson Browne in Sandbach today to arrange your viewing appointment.



Entrance Hall

6'4" x 4'11"

Living Room

12'1" x 13'11"

Kitchen Diner

15'5" x 9'4"

WC

5'10" x 3'3"

Bedroom One

12'0" x 11'1"

Bedroom One Ensuite

5'6" x 5'6"

Bedroom Two

10'9" x 8'8"

Bedroom Three

10'9" x 6'6"

Family Bathroom

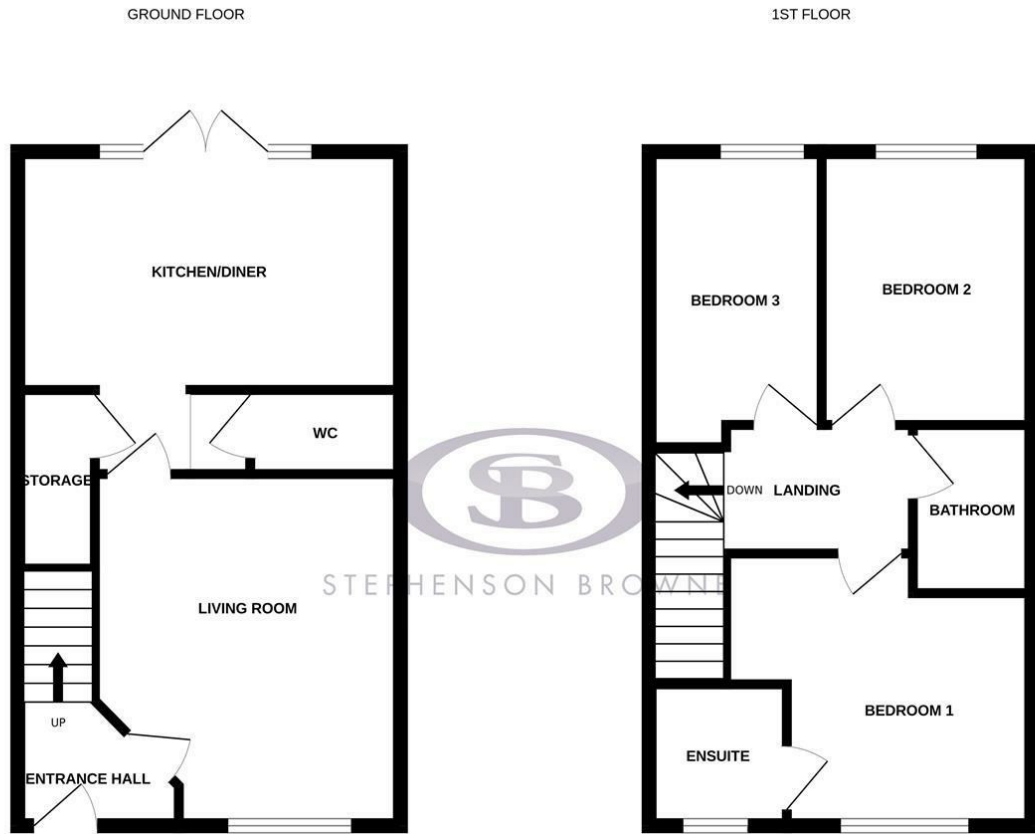
6'6" x 4'7"



- NHBC Warranty
- Private and Secure Rear Garden
- Three Double Bedrooms
- Driveway Parking
- Two Bathrooms & WC
- Low Maintenance Garden
- Integrated Appliances
- Short Distance to Sandbach Town Centre
- Family Estate
- Local Park



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B		83	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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