



## 15 Buckley Place

CW11 3JB

Guide Price £190,000



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STEPHENSON BROWNE



**NO ONWARD CHAIN!** Originally constructed by Taylor Wimpey is this lovely three bedroom home which offers spacious accommodation and modern decor. Call to arrange your viewing!

#### Agents Remarks

A well presented FREEHOLD three bedroom mid -terrace found on the popular Albion Lock development which boasts well planned accommodation, and great transport links.

Internally the accommodation is spacious and well planned and briefly comprises; Entrance Hall, Lounge, Cloakroom, and Kitchen. To the First Floor there are three Bedrooms, and a well equipped Family Bathroom.

The property is located in Moston, which is ideal for those looking to commute, and is also close to Sandbach Town, popular schools and local amenities.

Call now to secure your viewing!

#### Sandbach

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

#### ACCOMMODATION

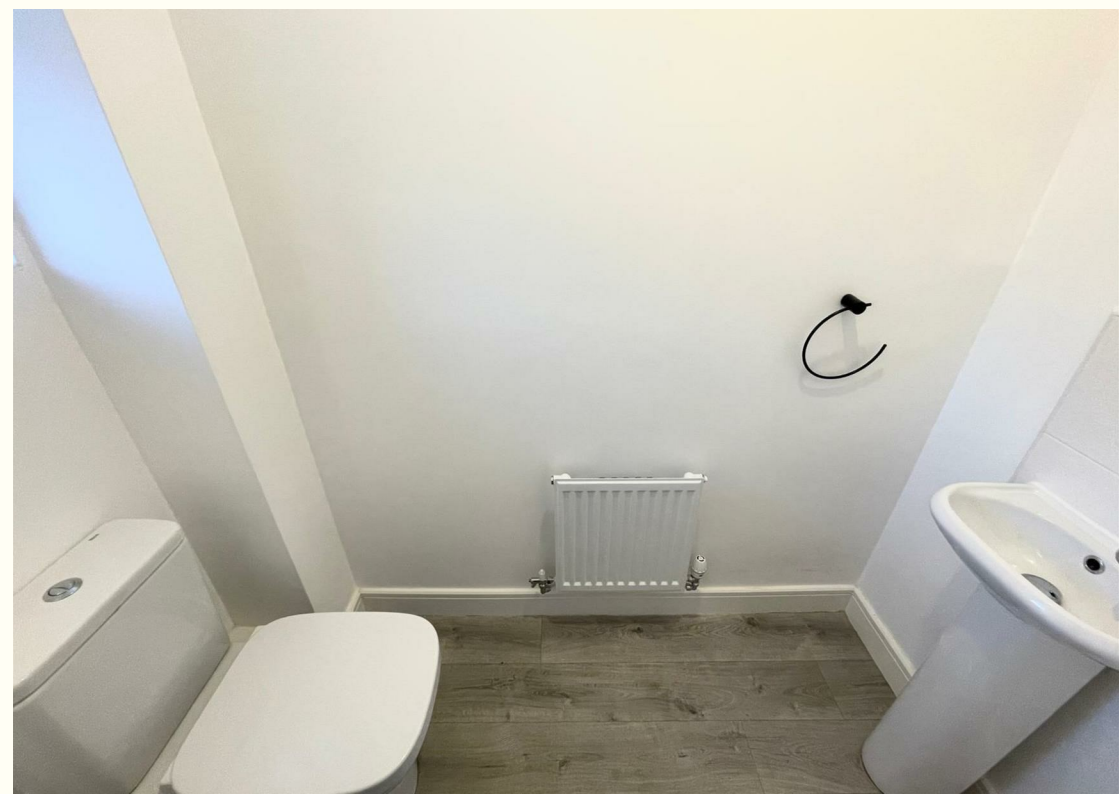
##### Entrance Hall

UPVC front door with glazed panels, wood effect vinyl flooring, ceiling light point, smoke alarm, radiator.

##### Kitchen

11'0" x 7'3" (3.368 x 2.214)

A good range of grey fronted wall and base units with contrasting work surface over, inset one and a half bowl stainless steel sink with mixer tap and drainer, four ring gas hob with extractor fan over, integrated low level oven, space and plumbing for a washing machine, space for tall fridge freezer, ceiling light point, extractor fan, UPVC double glazed window to the front elevation, radiator.







#### **Lounge/ Diner**

15'1" x 14'4" (4.603 x 4.392)

Two ceiling light points, UPVC double glazed doors and window to the rear elevation, smoke alarm, TV point, understairs storage cupboard, radiator.

#### **Cloakroom**

2'11" x 6'3" (0.910 x 1.930)

Low level WC, pedestal wash hand basin with mixer tap, radiator, UPVC double glazed frosted window to the front elevation, ceiling light point, smoke alarm, wood effect laminate flooring.

#### **FIRST FLOOR**

##### **Landing**

Ceiling light point, smoke alarm, access to the loft space.

##### **Bedroom One**

7'11" x 13'9" (2.414 x 4.201)

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

##### **Bedroom Two**

7'11" x 12'0" (2.421 x 3.679)

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

##### **Bedroom Three**

6'2" x 9'1" (1.881 x 2.778)

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

##### **Family Bathroom**

6'3" x 6'1" (1.923 x 1.872)

Low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer shower over, partly tiled walls, radiator, UPVC double glazed frosted window to the front elevation, ceiling light point, extractor fan, wood effect laminate flooring.

#### **OUTSIDE**

##### **Front**

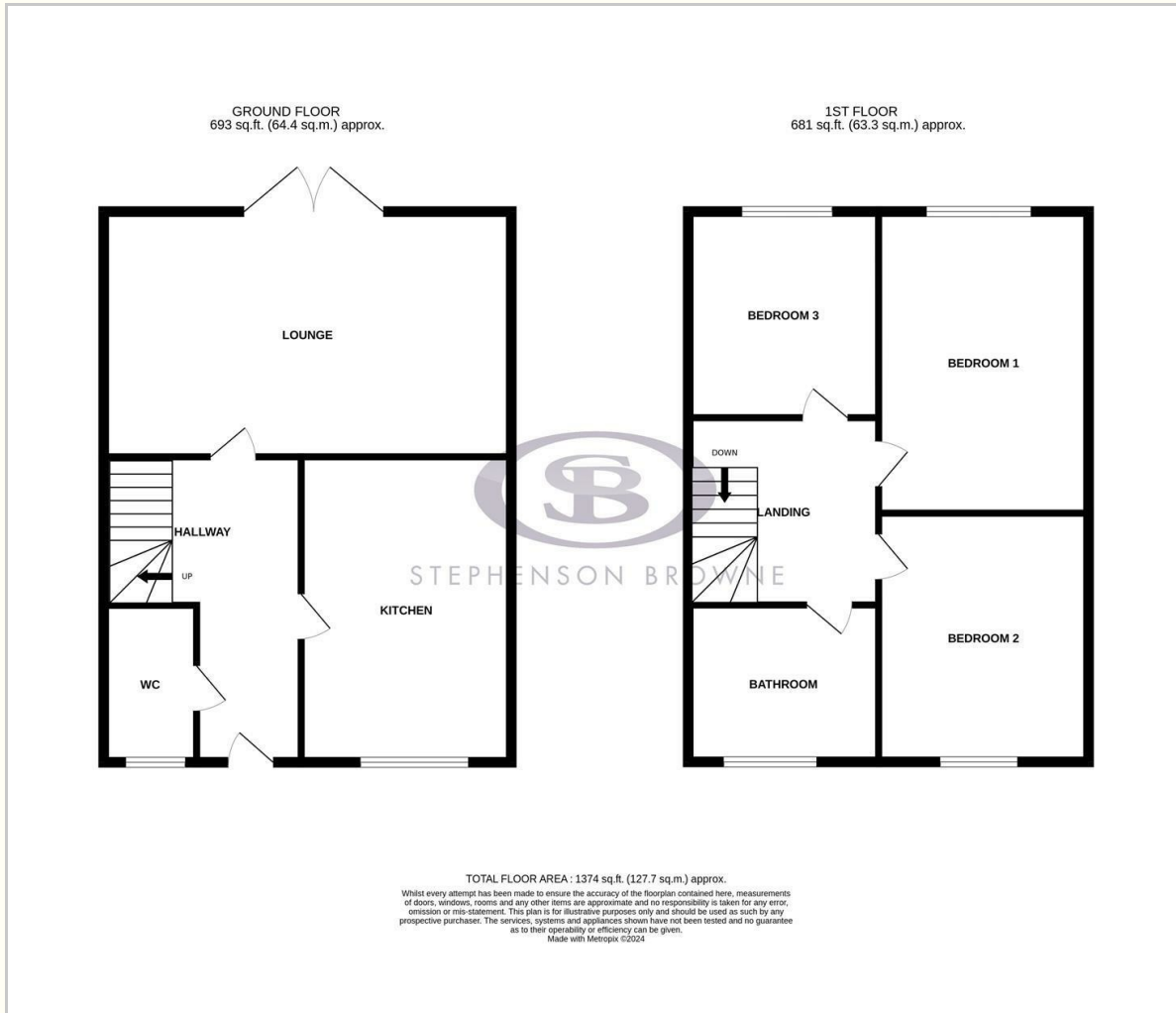
Lawned area, paved pathway leading to canopy porch, outside light.

##### **Rear**

Patio area, lawned area, fenced boundaries.



## Floor Plan



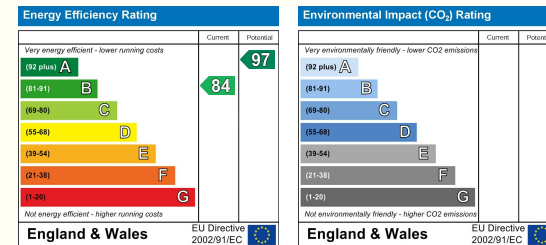
## Viewing

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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