



## 7 Monarch Place

CW11 4AH

**Asking Price £285,000**



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B



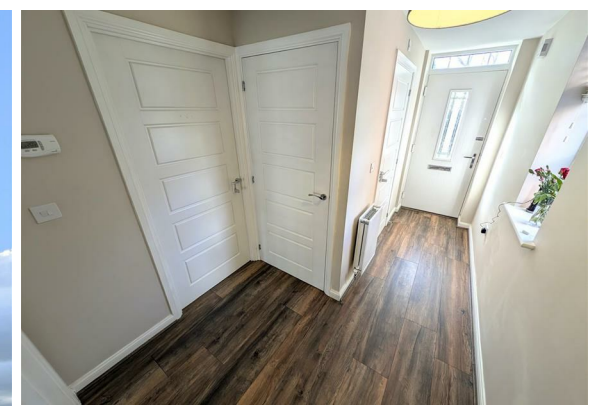
STEPHENSON BROWNE



An impressive semi-detached family home set on an almost-new development, offering four bedrooms, open plan living, driveway parking and a great-sized enclosed and private rear garden.

The modern kitchen boasts an integrated dishwasher, washer dryer, and fridge freezer. An Electric oven and hob with extractor over. All completed by a range of wall and base units with worktops over. This is where the annually-serviced combi boiler is sited. The living / dining room is large with space for a family dining table. Benefitting from French windows opening direct onto the garden. To the first floor, there are four bedrooms, one with ensuite, plus a family bathroom.

Externally, there is a private and enclosed South-East facing rear garden, mostly laid to lawn, with patio and shed. With gated access leading to the front of the property and driveway. Only a short walk into the town centre and ideal for commuting links via the M6 motorway and local bus links. Walking distance to the high schools. A viewing is highly recommended to fully appreciate its size and homeliness.





**Kitchen**  
13'7" x 7'10"

**Living / Dining Room**  
18'5" x 15'1"

**WC**  
4'11" x 3'3"

**Bedroom One**  
10'7" x 8'2"

**Ensuite**  
8'2" x 4'5"

**Bedroom Two**  
11'10" x 8'2"

**Bedroom Three**  
10'5" x 6'6"

**Bedroom Four**  
9'10" x 6'6"

**Bathroom**  
8'2" x 5'7"

**General Information**  
A CCTV System has been installed. Loft space for storage.





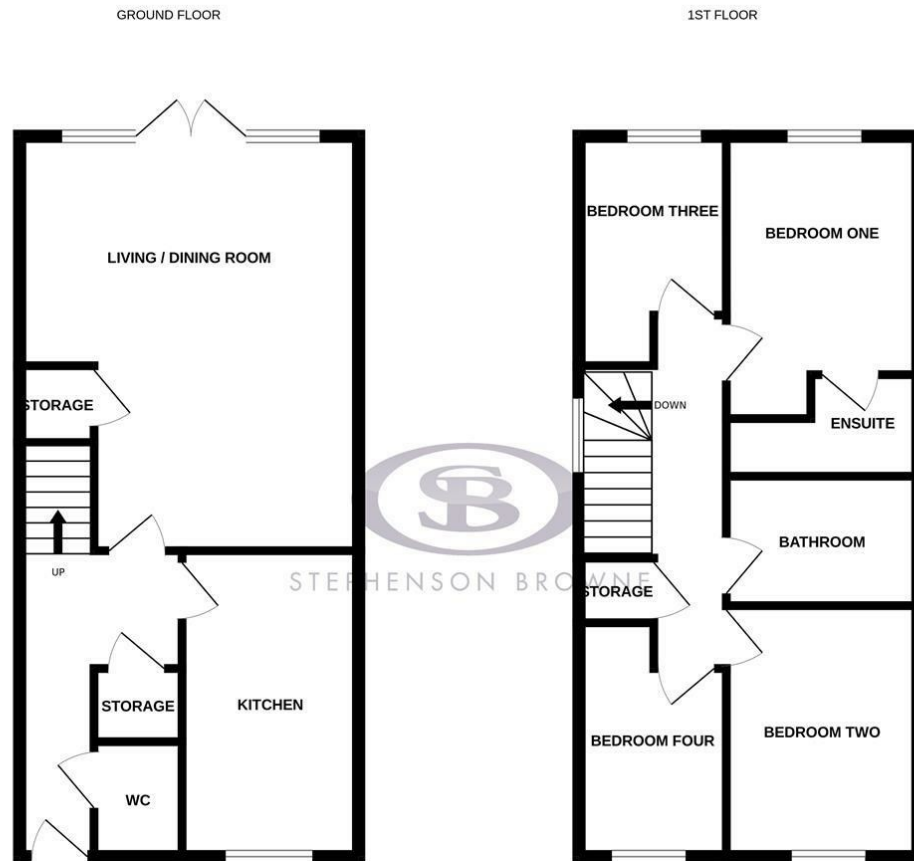
- Close to Local Schools
- Family Home
- Four Bedrooms
- Spacious Open Plan Living / Dining Room
- Downstairs WC
- Family Bathroom and Ensuite Shower Room
- Driveway Parking
- Private Enclosed Rear Garden
- Modern Development
- Close to Local Amenities and Commuting Links







# 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.  
Made with Metroplex C2024

# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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