6 The Hollies Wesley Avenue

CW11 1DG

Asking Price £135,000

🛏 1　🛁 1　🛋 1　☰ D

STEPHENSON BROWNE

A one-bedroom luxury apartment in the heart of Sandbach Town Centre on Wesley Avenue. Presenting an exceptional opportunity to acquire a perfect first home or investment. This recently converted development boasts nine exquisite apartments, each designed with modern living in mind. This is the first resale within the complex since first acquisition so don't miss the opportunity!

Upon entering, you will be greeted by a spacious and well-presented communal area, complete with lift access for your convenience. The apartment itself features an open-plan living space that seamlessly integrates the high specification kitchen and living area, creating an inviting atmosphere for relaxation and entertaining. The kitchen is equipped with almost new appliances, ensuring that culinary enthusiasts will feel right at home.

The bedroom offers a tranquil retreat, while the shower room is finished to a high standard, providing both comfort and style. The property also benefits from allocated parking, adding to the convenience of urban living. With its sash windows, the apartment is filled with natural light, enhancing the overall sense of space and warmth.

This apartment is not only a stylish residence but also a sound investment in a desirable location. Sandbach town centre offers a vibrant community with a range of amenities, making it an ideal place to call home. Do not miss the chance to own this remarkable property that combines luxury, comfort, and practicality in one of Cheshire's charming towns.

Entrance Hall
With storage cupboard.

Kitchen / Living Area
Open plan kitchen / living area. A range of wall and base units with worksurface over. Electric hob with extractor above, oven, stainless steel sink, space for a washing machine and fridge freezer.

Bedroom
A great-sized double bedroom.

Shower Room
Three-piece suite comprising sink, WC and walk-in shower enclosure. Heated towel rail.

Externally
Communal car park with allocated parking at the rear. Bike shed / storage.
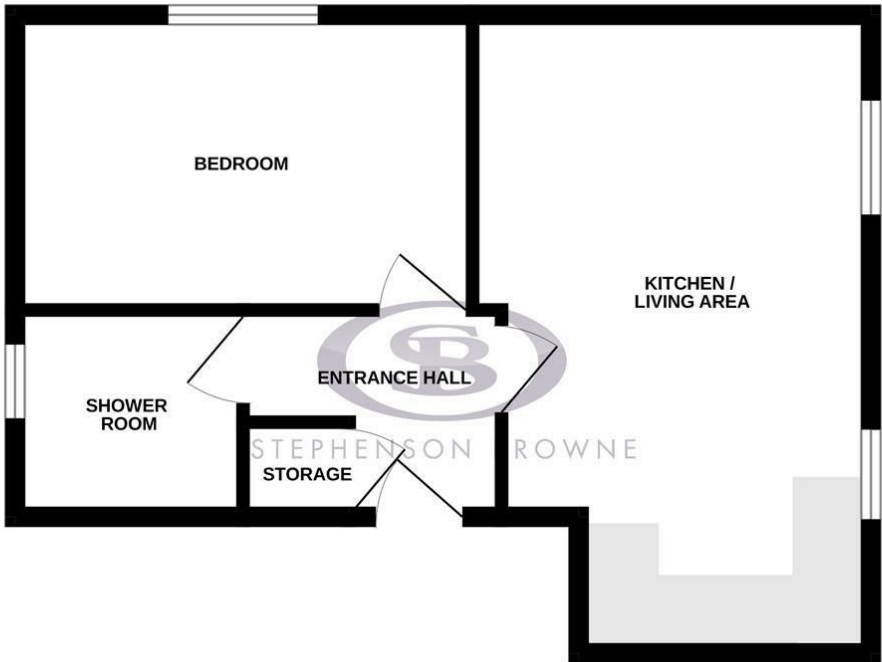
Service Charge
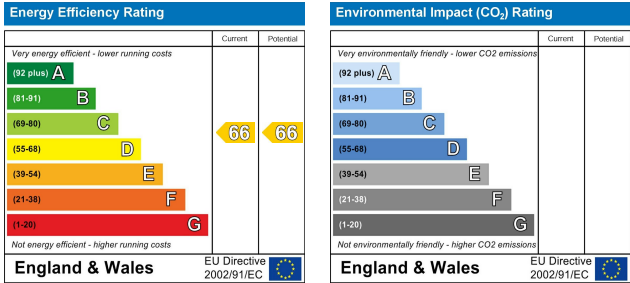Flat 6 currently pays £70pcm, there is no ground rent to pay.

- Recently Converted Development
- First Floor Apartment with Lift
- Allocated Parking
- Town Centre Location
- Share of Freehold
- Modern Shower Room
- Well-Presented Communal Area & Secure Communal Entrance
- uPVC Sash Windows
- High Specification
- Open Plan Kitchen / Living Area

Floor Plan

FIRST FLOOR

BEDROOM

KITCHEN / LIVING AREA

ENTRANCE HALL

SHOWER ROOM

STORAGE

STEPHENSON BROWNE

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 Metropix ©2025

Area Map

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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 CO2 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 CO2 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.

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

38 High Street, Sandbach, CW11 1AN
Telephone: 01270 763200 Email: sandbach@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk