



40 Moorland Road

CW11 3SG

Asking Price £220,000



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STEPHENSON BROWNE

This home is set on the no-through Moorland Road, presenting an excellent opportunity for first-time buyers or savvy investors, boasting two spacious double bedrooms, making it ideal for small families or those seeking extra room for guests. The well-appointed bathroom, along with a convenient downstairs WC, adds to the practicality of the home.

There is a large living room that offers a bright and airy atmosphere, perfect for relaxation or entertaining. The modern kitchen is designed with functionality in mind, featuring contemporary fittings that cater to all your culinary needs. Ample storage throughout the property ensures that you can keep your living space tidy and organised.

One of the standout features of this home is its location. Situated within a popular residential development, it is just a short walk from Sandbach town centre, where you will find a variety of shops, cafes, and amenities. Additionally, the property is conveniently located near highly regarded schools, making it an ideal choice for families. There is a beautiful park just a two minute walk away.

The front aspect of the house overlooks a protected green space and woodland, ensuring that your views remain unobstructed and providing a pleasant environment. The property also benefits from two allocated parking spaces. To the rear, you will discover a private and enclosed garden, complete with gated access, offering a perfect retreat for outdoor activities or simply enjoying the fresh air.

This freehold property is nearly new and offers a wonderful blend of modern living and convenience. With its attractive features and prime location, this home is not to be missed.



Entrance Hall

With cloak cupboard and understairs storage comprising five pop-out drawers and cupboard.

Kitchen

9'2" x 6'2"
Integrated fridge / freezer, freestanding washing machine and dishwasher. Four ring gas hob.

Living / Dining Area

12'9" x 12'9"
With patio doors overlooking the rear garden.

WC

Landing

With airing / storage cupboard.

Bedroom One

12'9" x 11'0"
Double bedroom.

Bathroom

Bedroom Two

9'2" x 8'2"
Double bedroom with over-stairs storage cupboard.

Externally

To the front, two allocated parking spaces. Protected land to the front aspect. To the rear, a private and enclosed rear garden with gated access and a shed.

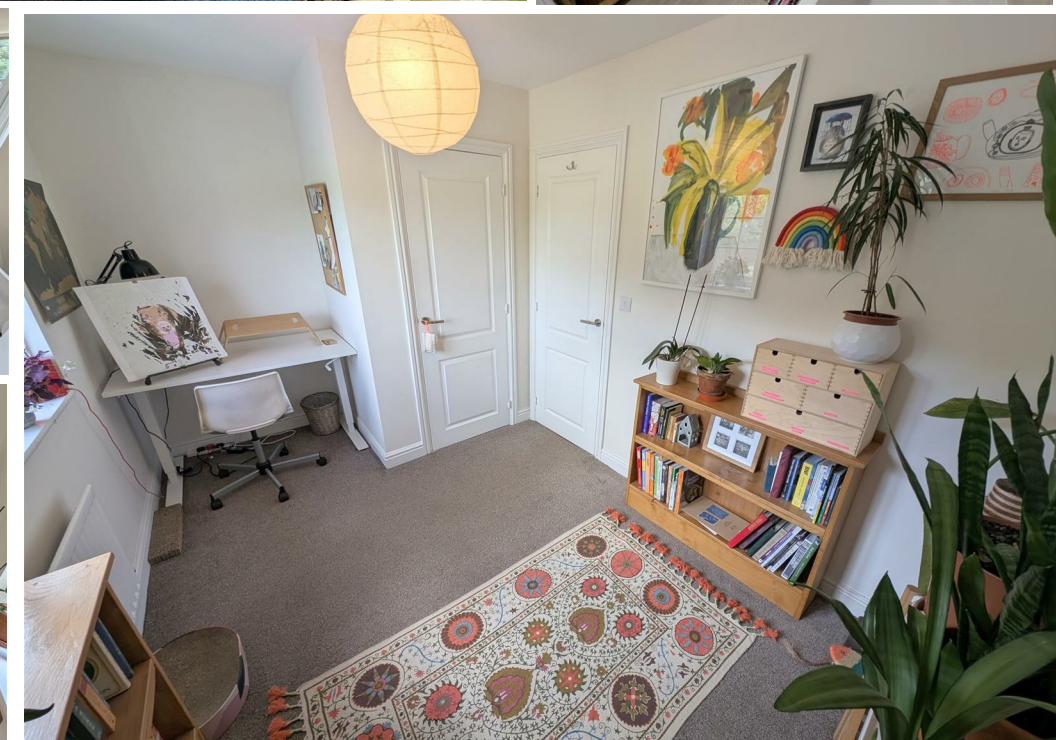
General Notes

Boarded loft.

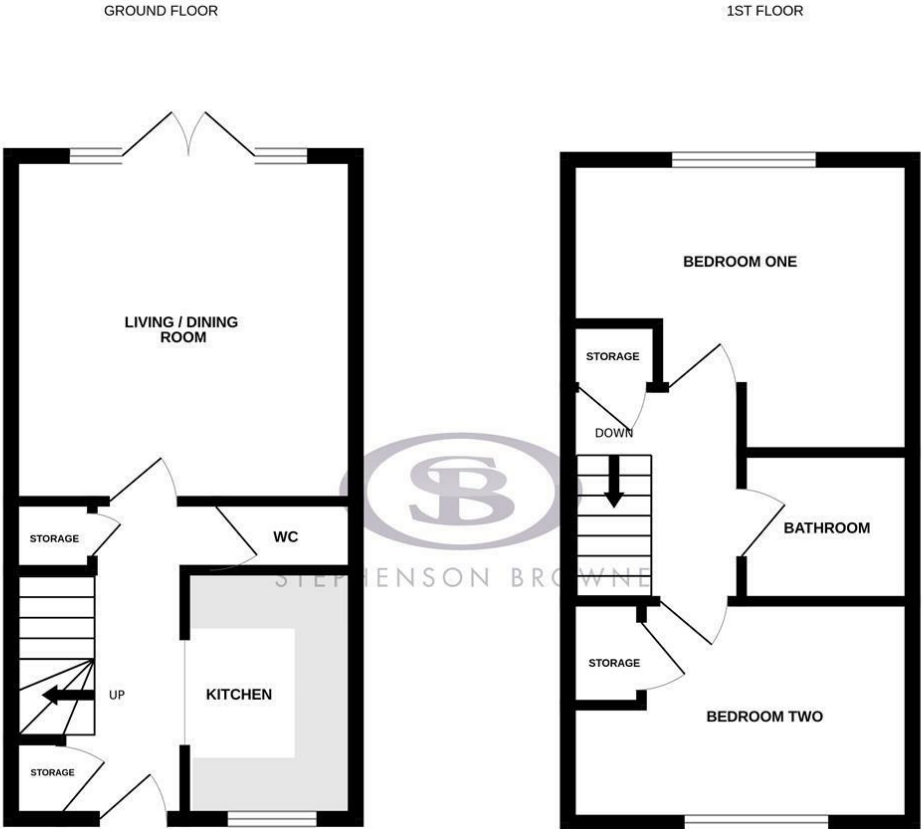


- Two Allocated Parking Spaces
- Protected Green Space
- Private & Enclosed Rear Garden
- Shed
- Popular Nearly New Residential Development
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Downstairs WC
- Ample Storage Throughout
- Freehold



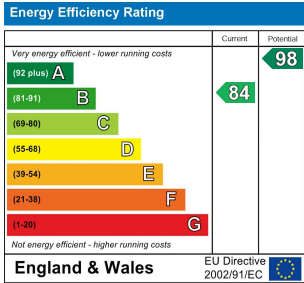
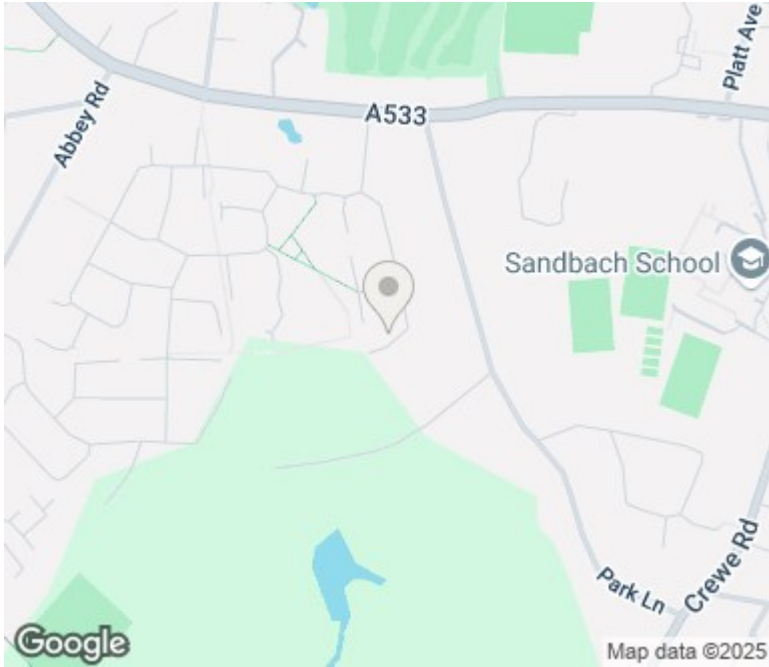


Floor Plan



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



Viewing

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

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