



## 34 Meadow Brown Place

CW11 4AT

**Asking Price £285,000**



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STEPHENSON BROWNE



Welcome to this delightful town house located on Meadow Brown Place. This modern family home offers a well-thought-out layout across three floors, making it an ideal choice for those seeking both space and comfort.

The property boasts three generously sized bedrooms, including a principal suite that features a dressing area and an ensuite shower room, ensuring privacy and convenience. The first floor is home to a family bathroom, while a handy downstairs WC adds to the practicality of the living space.

The house is situated within a nearly new and popular residential development, just a short stroll from Sandbach town centre. This prime location offers easy access to a variety of local amenities, as well as excellent transport links, including the nearby motorway, making commuting a breeze.

Outside, the property benefits from driveway parking, providing ample space for your vehicles. To the rear, you will discover an enclosed garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air in a private setting.

With ample storage throughout, this home is designed to meet the needs of modern family living. If you are looking for a stylish and practical home in a sought-after location, this property is not to be missed. Come and experience the charm of Sandbach and make this lovely house your new home.





**Entrance Hall**

12'5" x 6'6"

**Kitchen**

12'8" x 6'1"

**Lounge / Diner**

15'2" x 13'1"

Storage cupboard. Bay window with patio doors.

**WC**

7'4" x 2'9"

**Bedroom One**

28'4" x 13'1"

Two storage cupboards.

**Ensuite**

8'9" x 4'6"

**Bedroom Two**

13'1" x 11'1"

**Bedroom Three**

13'1" x 9'6"

**Bathroom**

6'11" x 5'6"

Jack & Jill family bathroom, ideal for guests.

**Tenure**

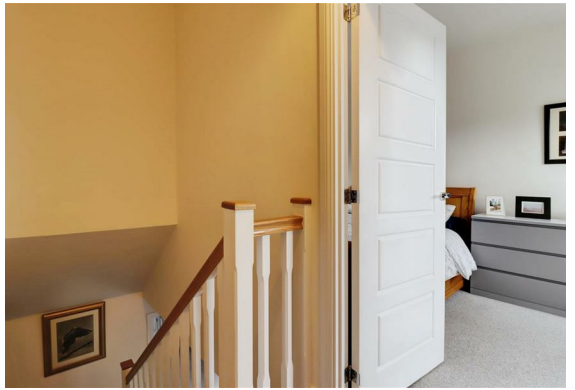
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

**Why Choose SB Sandbach To Sell Your Property?**

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

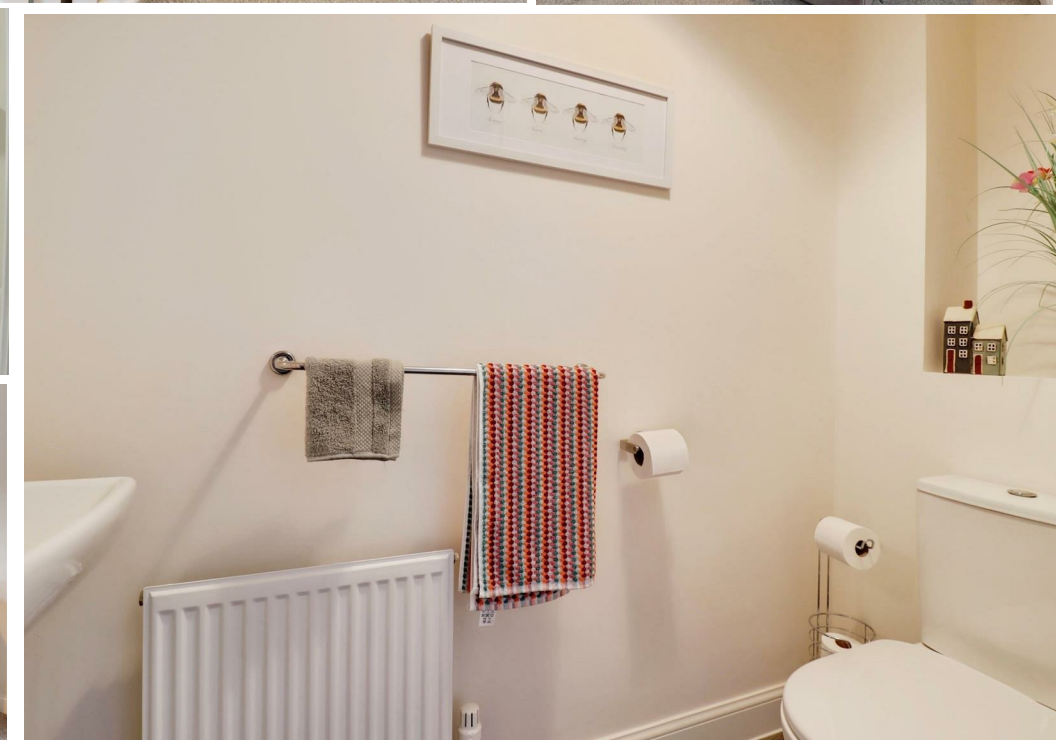
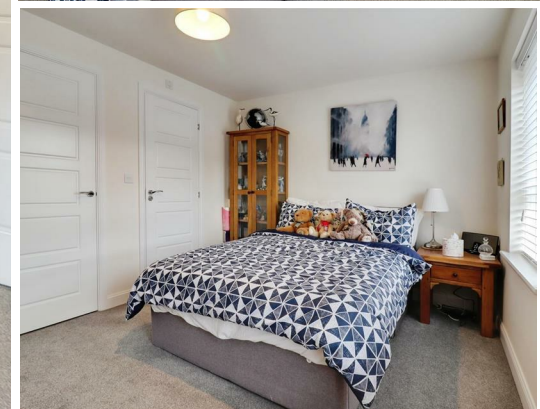




- Driveway Parking
- Enclosed Rear Garden
- Close to Motorway
- Modern Accommodation Across Three Floors
- Ensuite Shower Room, Family Bathroom & Downstairs WC
- Walking Distance to Sandbach Town Centre
- Principal Bedroom with Dressing Area & Ensuite
- Ample Storage Throughout
- Nearly New Development
- Popular Residential Area

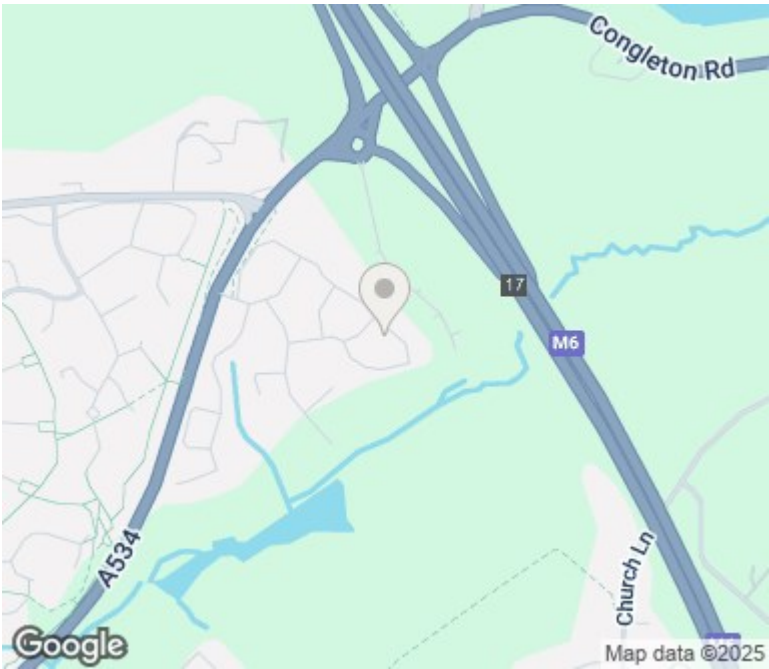






Floor Plan

Area Map



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   | 85                      |           |
| (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 <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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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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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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