



27 FILTER BED WAY, SANDBACH, CW11 4AD

ASKING PRICE £270,000



STEPHENSON BROWNE

This semi-detached family home located on Filter Bed Way in Sandbach is part of a nearly new development, offering a perfect blend of modern living and convenience, as it is within walking distance to the vibrant town centre and boasts excellent transport links, including easy access to the motorway.

As you enter the home, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for family gatherings or entertaining guests. The property features three generously sized bedrooms, making it an excellent choice for growing families. The principal bedroom benefits from an ensuite shower room, while a well-appointed family bathroom and a convenient downstairs WC cater to the needs of the household.

The modern kitchen and breakfast room is a highlight of the home, equipped with integrated appliances that make cooking and dining a pleasure. This space is perfect for enjoying casual meals with family or friends.

Externally, the property offers driveway parking for two vehicles, ensuring that you have ample space for your cars. The private rear garden is a true gem, having been beautifully landscaped for low maintenance, allowing you to enjoy outdoor living without the hassle of extensive upkeep.

In summary, this semi-detached house on Filter Bed Way presents an excellent opportunity for those seeking a modern, spacious, and conveniently located family home in Sandbach. With its thoughtful design and attractive features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your new home.



Entrance Hall

12'11" x 3'2"
Storage cupboard.

Kitchen / Breakfast Room

12'1" x 8'0"
Integrated appliances.

Living / Dining Room

15'0" x 14'6"
Understairs storage cupboard.

WC

5'1" x 3'1"

Landing

6'3" x 10'2"
Storage cupboard.

Bedroom One

13'9" x 8'5"

Ensuite

8'5" x 4'7"

Bedroom Two

10'2" x 8'5"

Bedroom Three

8'10" x 6'3"

Bathroom

7'11" x 6'2"

External

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?

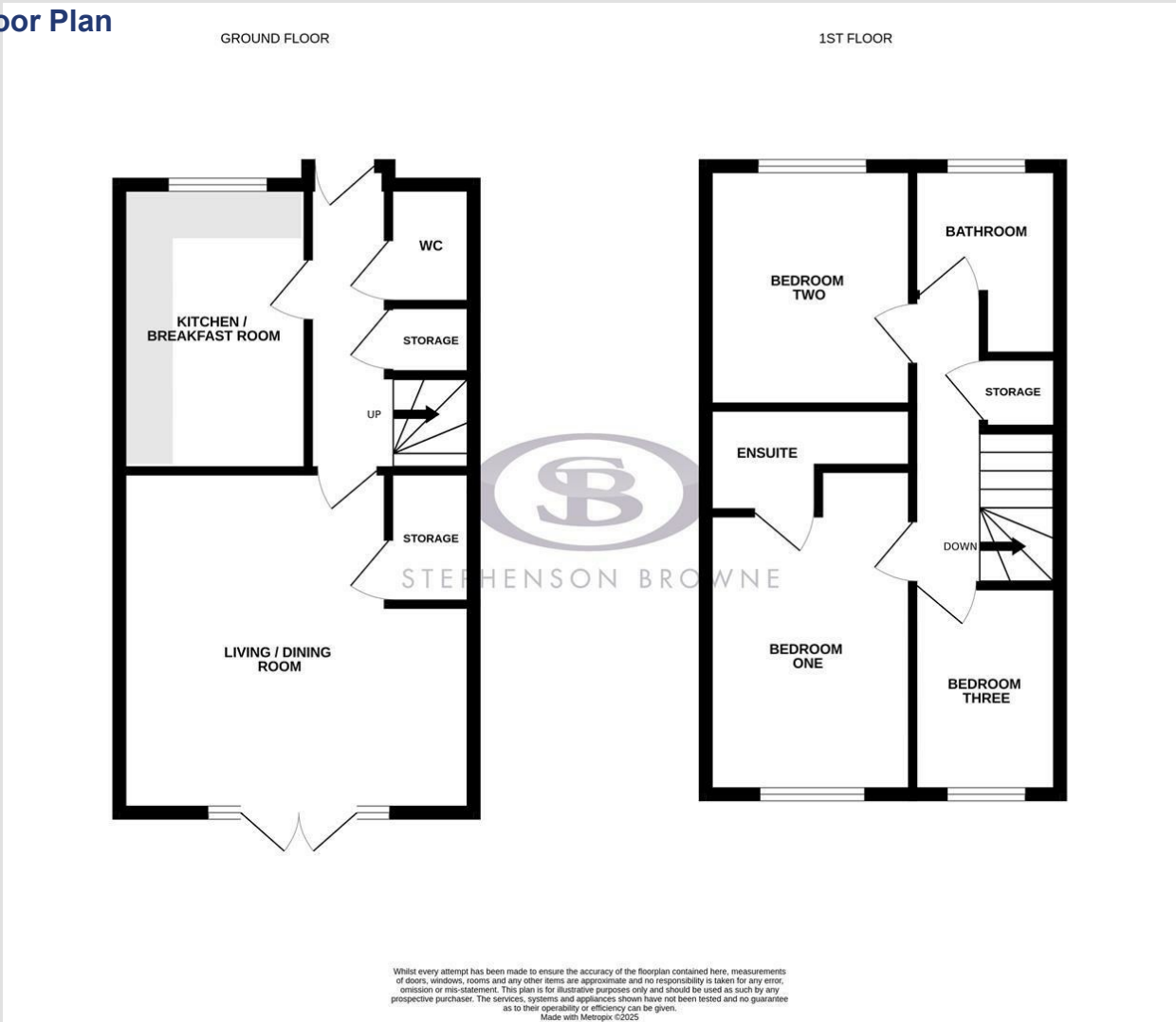
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200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



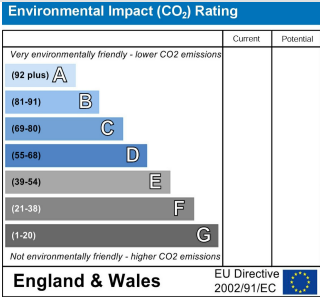
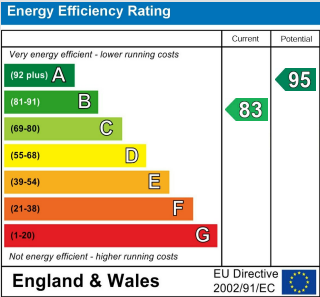




Floor Plan



Area Map



Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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