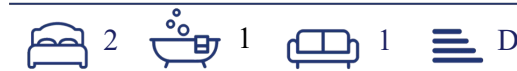




STEPHENSON BROWNE

Abbey Road, Sandbach

CW11 3HA



Offers Over £400,000



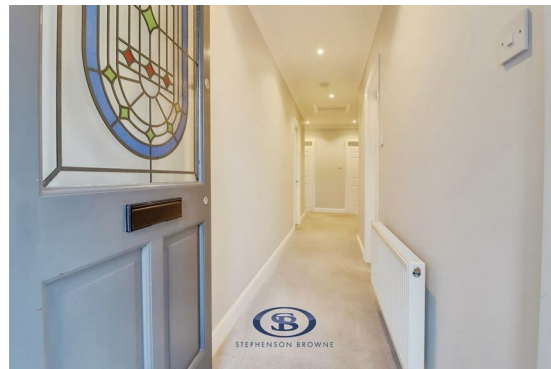
STEPHENSON BROWNE

DESCRIPTION

For Sale with No Onward Chain - Having recently been fully refurbished and renovated by the current owners, this stunning two bedroom, detached, true bungalow provides spacious accommodation that has been finished to the highest of standards.

Situated in a highly sought after location, within walking distance of Sandbach Town Centre, this lovely home has so much to offer and is suitable for a wide range of buyers.

The extremely well presented accommodation has been fully renovated and in brief comprises; entrance hallway, a spacious lounge, a stunning open plan kitchen and dining room with integrated appliances, two bedrooms with the master benefitting a walk-in wardrobe, and a modern shower room. Externally there is a driveway providing off road parking, access to the garage, and to the rear a lovely private garden, which is mainly laid to lawn.





ROOM DESCRIPTIONS

Entrance Hallway

Storage cupboard, access to the partially boarded loft with drop down ladder.

Lounge

14'0" x 11'9"

Kitchen/Dining Room

15'2" x 15'5"

Fitted with a stunning Howden's Kitchen with gloss wall and base units and island with work surface over, fully integrated appliances including fridge freezer, Hotpoint microwave and separate fan oven, five ring Whirlpool induction hob with Zanussi extractor fan over, Hotpoint dishwasher and washing machine, and wine fridge. Kitchen rated wood effect laminate flooring, radiator, spotlighting, and patio doors leading to the rear garden.

Bedroom One

11'0" x 11'8"

Walk-in Wardrobe

5'10" x 5'9"

Bedroom Two

7'10" x 10'6"

Shower Room

5'10" x 8'6"

Large walk in shower with two shower heads and vinyl cladding, low level WC, sink unit with mixer tap and vanity storage below, chrome ladder style radiator, spotlighting, bathroom rated wood effect laminate flooring.

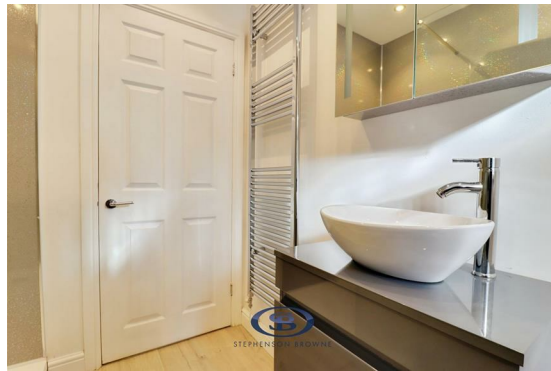
Garage

8'5" x 17'3"

Up and over door, power and lighting, wall mounted Worcester gas-combination boiler.

Externally

To the front, tarmac driveway providing fantastic off road parking, slate chippings, access to the integral garage. To the rear, Mostly laid to lawn with patio area and fenced boundaries.



Tenure

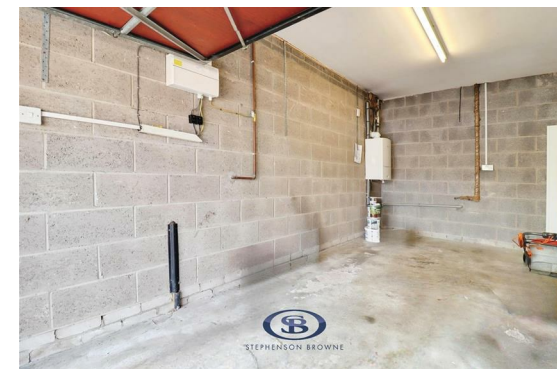
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

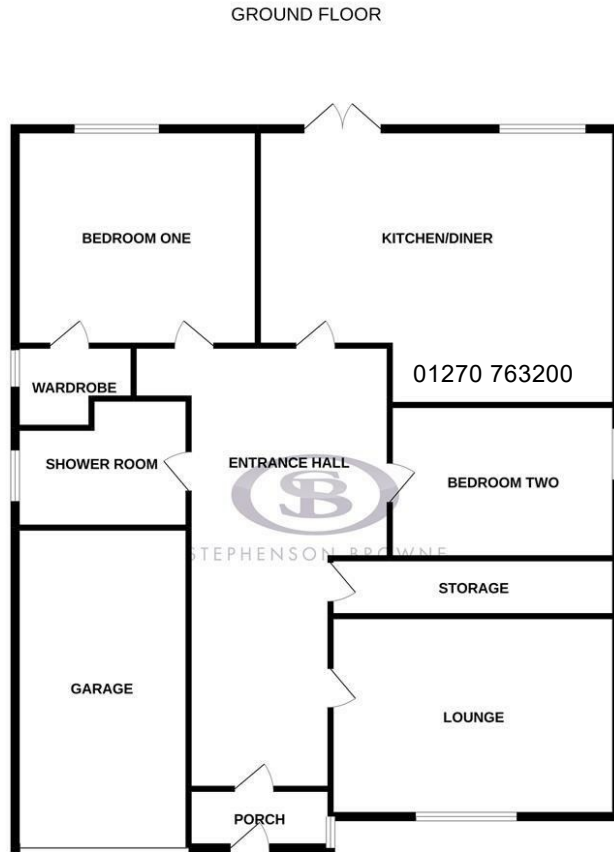
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.



Floorplans

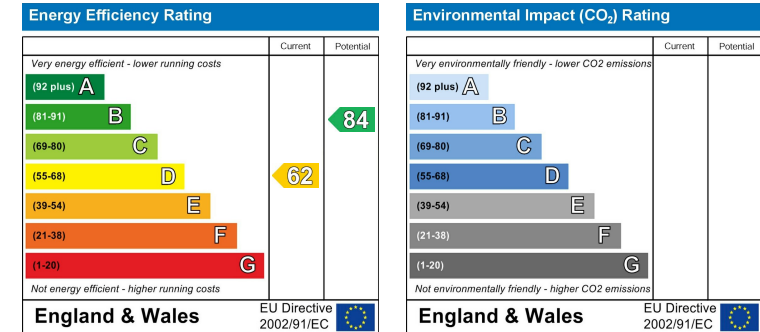


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Area Map



EPC Rating



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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