



STEPHENSON BROWNE

**Fairfield Avenue,
Sandbach**
CW11 4BP



Asking Price £275,000

DESCRIPTION

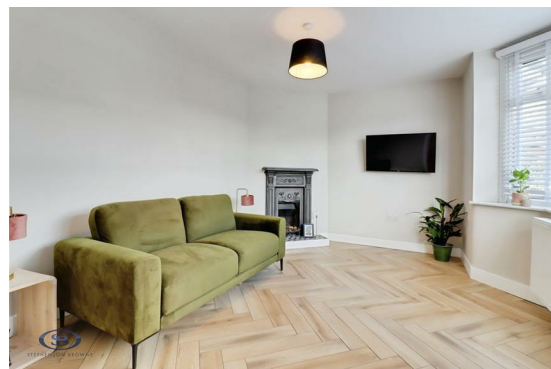
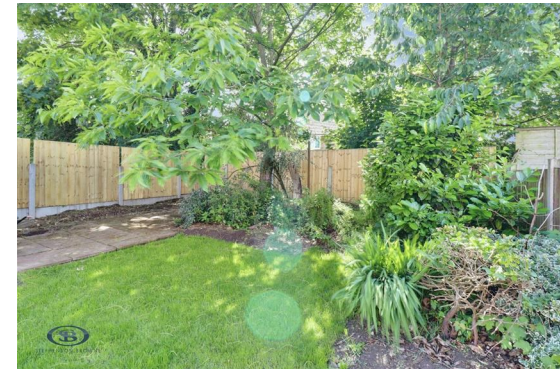
Three-Bedroom Semi-Detached Home in a Sought-After Sandbach Location

Situated on the popular Fairfield Avenue in Sandbach, this well-presented three-bedroom semi-detached property offers an excellent opportunity for first-time buyers, growing families, and those looking to enjoy a convenient yet peaceful residential setting.

The accommodation has been thoughtfully updated and provides spacious, versatile living throughout. Upon entering, you are welcomed into a bright and inviting home featuring two reception rooms, offering flexible space for both everyday family life and entertaining. To the rear, a generous and updated kitchen provides ample storage and workspace, while the adjoining conservatory creates an additional reception area with pleasant views over the garden.

To the first floor, the property offers three spacious bedrooms, all well-proportioned and ideal for family living, along with a modern bathroom suite finished to a contemporary standard.

Externally, the property benefits from driveway parking and a detached garage, providing excellent parking and storage solutions. The private



enclosed rear garden offers a safe and secure outdoor space for children and pets, as well as an ideal setting for relaxing and entertaining during the warmer months.

The property is conveniently located within walking distance of Sandbach Town Centre, where a range of independent shops, cafes, restaurants and everyday amenities can be found. It is also ideally positioned for access to a number of well-regarded primary and secondary schools, making it a superb choice for families.

Combining spacious accommodation, modern improvements, excellent outdoor space and a highly desirable location, this fantastic home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.



ROOM DESCRIPTIONS

Kitchen

15'6" x 8'8"

Sitting Room

13'7" x 13'6"

Snug

13'7" x 11'0"

Conservatory

9'7" x 11'4"

Bedroom One

12'8" x 10'4"

Bedroom Two

10'0" x 11'5"

Bedroom Three

9'4" x 9'0"

Bathroom

6'5" x 8'10"

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

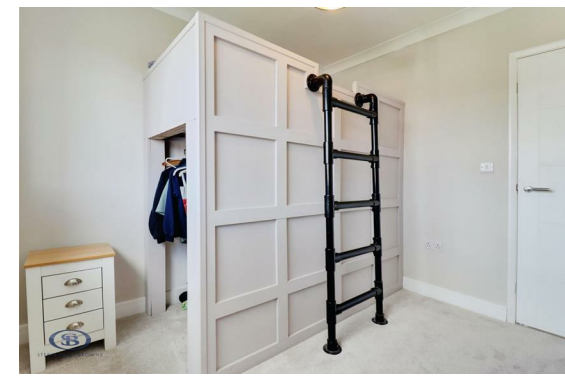
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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









STEPHENSON BROWNE

Viewing

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

Floorplans

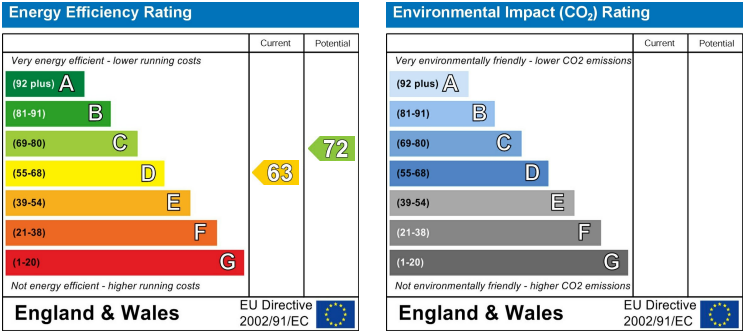


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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



EPC Rating



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

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

