

STEPHENSON BROWNE

Shardlow Road, Sandbach

CW11 3DD

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£240,000

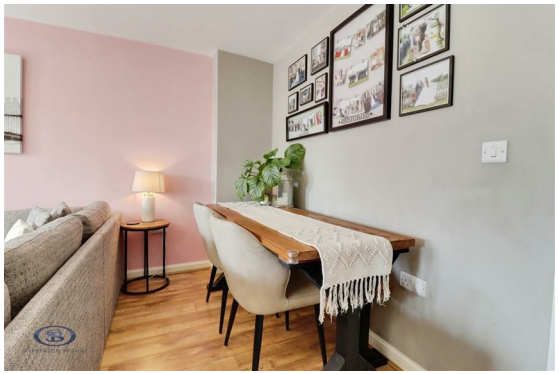
Description

A beautifully presented three-bedroom family home situated on a popular development in Sandbach. This nearly new property offers modern living throughout, with a spacious open-plan lounge/diner and contemporary kitchen, complemented by a family bathroom and convenient downstairs WC.

Externally, the property benefits from driveway parking, a lawned front garden and a low-maintenance rear garden, providing an ideal space for families and entertaining. Ideally positioned within walking distance of local schools, this attractive home combines stylish modern accommodation with excellent family-friendly surroundings. Council Tax Band C.













Room Descriptions

Lounge Diner
16'3" x 14'9"

Kitchen
9'6" x 8'1"

WC
7'10" x 3'5"

Bedroom One
14'9" x 8'2"

Bedroom Two
8'1" x 7'1"

Bedroom Three
10'5" x 7'5"

Bathroom
7'2" x 8'2"

Estate Charges
There are estate charges of £85.03 every 6 months with A Dandy Wren Property Management.

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.





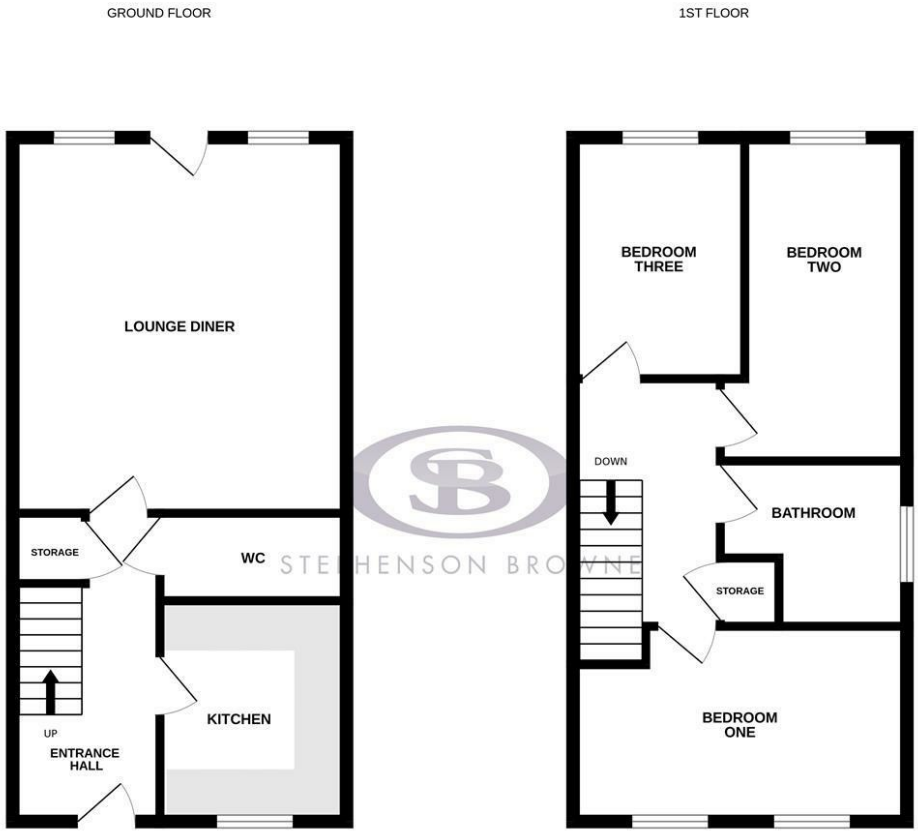








Floorplans

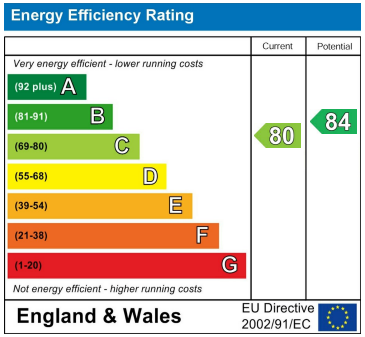


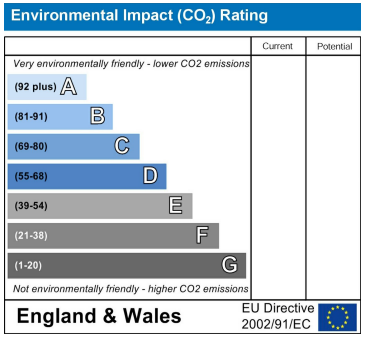
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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