



STEPHENSON BROWNE

Moreton Close, Sandbach

CW11 1DU



Asking Price £675,000

DESCRIPTION

Situated within a quiet cul-de-sac on the ever-popular Tatton Estate, this impressive detached family home occupies a generous plot within one of Sandbach's most sought-after residential developments. Offering deceptively spacious and highly versatile accommodation, the property has previously been thoughtfully extended to create a superb family home.

Conveniently located within walking distance of Sandbach town centre and the town's attractive park, the property is ideally placed for everyday amenities, highly regarded schools and commuter links. Internally, the accommodation is designed to suit modern family living, comprising an inviting entrance hall, cloakroom, lounge, dining room, conservatory with solid roof, contemporary fitted kitchen, separate utility room and a study which could equally serve as a fifth bedroom.

To the first floor, there are four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom. The flexible layout provides excellent space for growing families, home working or multi-generational living.

Externally, the property benefits from a driveway providing ample off-road parking for several vehicles, an



integral garage and established gardens to both the front and rear. The south-easterly facing rear garden enjoys a pleasant degree of privacy and offers an ideal setting for outdoor entertaining and family enjoyment.

Combining generous living space, versatile accommodation and an excellent location close to the heart of Sandbach, this outstanding detached home presents a rare opportunity for buyers seeking a substantial family residence on the highly regarded Tatton Estate. The property is also offered with a flexible onward chain, and early viewing is strongly recommended.



ROOM DESCRIPTIONS

Living Room

20'11" x 11'10"

Dining Room

14'7" x 8'11"

Kitchen

15'1" x 11'6"

Study / Bedroom

11'6" x 9'8"

Utility / Gym

8'11" x 6'0"

Conservatory

19'1" x 10'5"

Bedroom One

14'2" x 11'10"

Bedroom Two

14'11" x 13'5"

Bedroom Three

13'10" x 10'7"

Bedroom Four

12'0" x 9'1"

Garage

18'2" x 8'0"

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.

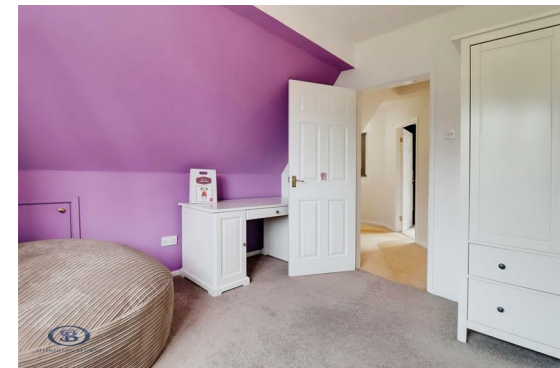
Why Choose SB Sandbach To Sell Your Property?



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.









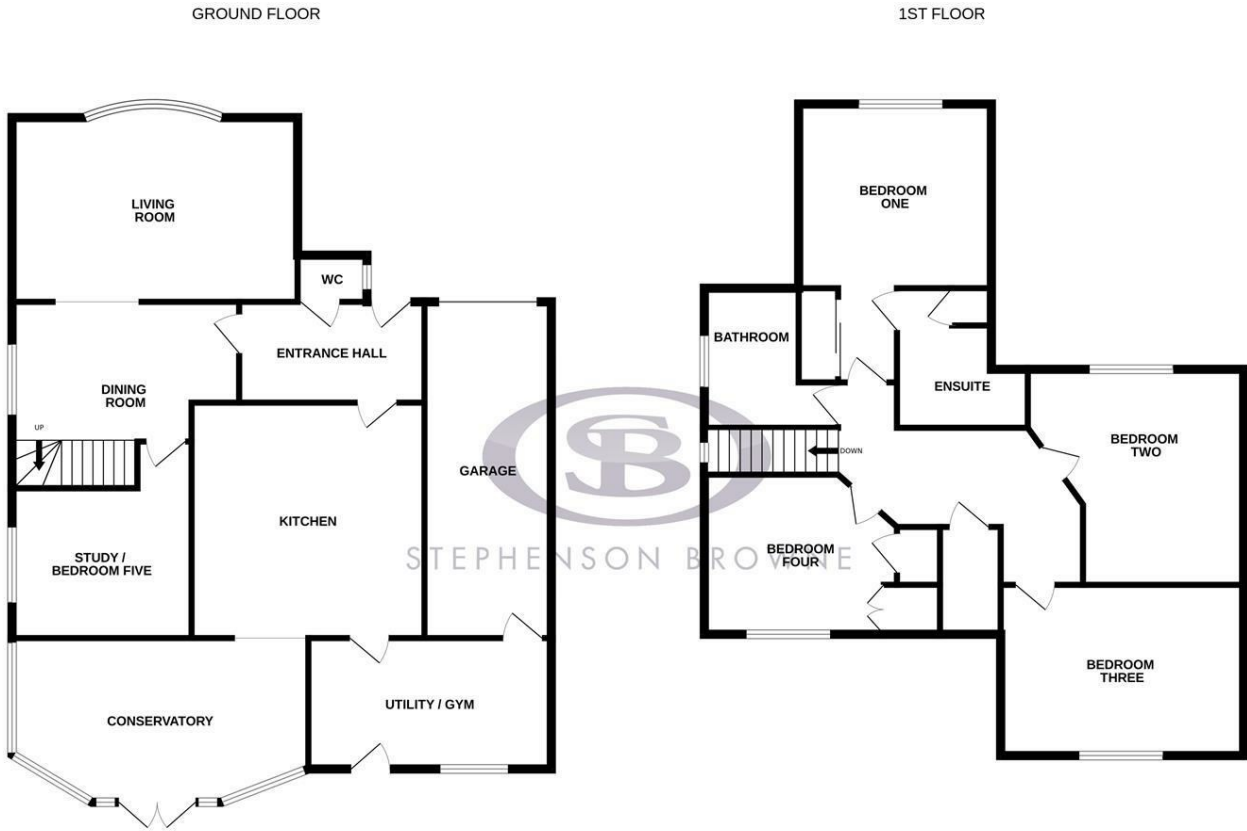


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Viewing

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 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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