



STEPHENSON BROWNE

Ferndale Close, Sandbach

CW11 4HZ



**Offers In The Region Of
£350,000**



STEPHENSON BROWNE

DESCRIPTION

Situated on the ever-popular Ferndale Close cul-de-sac, this bright and welcoming two-bedroom true detached bungalow offers generous living space, excellent parking, and beautifully maintained gardens, all available with no onward chain.

The property is approached via an ample driveway providing off-road parking for multiple vehicles, leading to a garage and a sheltered entrance. Internally, the bungalow is well laid out and thoughtfully designed, featuring a spacious living room filled with natural light and a delightful conservatory that enjoys views over the rear garden, creating a peaceful space to relax or entertain.

The kitchen/breakfast room offers plenty of storage and worktop space, ideal for everyday living. There are two well-proportioned double bedrooms, both benefiting from built-in and fitted wardrobes, along with additional storage throughout the bungalow. A modern shower room completes the accommodation, finished with contemporary fittings and useful vanity storage cupboards.

Externally, the property truly shines. The beautifully landscaped rear garden is well stocked and designed for enjoyment, featuring a seating area perfect for outdoor dining or relaxing. The location is ideal for those who enjoy the outdoors, with



excellent nearby walks including scenic canal paths, ideal for dog owners, as well as a nearby golf course.

A wonderful opportunity to purchase a well-maintained, detached bungalow in a desirable and peaceful setting — early viewing is highly recommended.



ROOM DESCRIPTIONS

Entrance Hall

14'4" x 4'0"

With storage cupboards.

Living Room

17'7" x 11'5"

There are two television points in the living room, giving the option of where to locate the TV.

Kitchen / Breakfast Room

14'9" x 9'0"

Bedroom One

11'9" x 9'2"

Built-in and recently fitted wardrobes (under guarantee).

Bedroom Two

11'9" x 9'1"

Built-in wardrobes.

Shower Room

6'6" x 6'1"

Installed less than a year ago.

Conservatory

16'4" x 8'6"

Garage

17'5" x 8'2"

With electric roller door. Ample storage plus option for pitched storage above. Fully kitted out with plumbing to use as a utility.

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.

Agent Note

The executor of this property is an employee of Stephenson Browne.





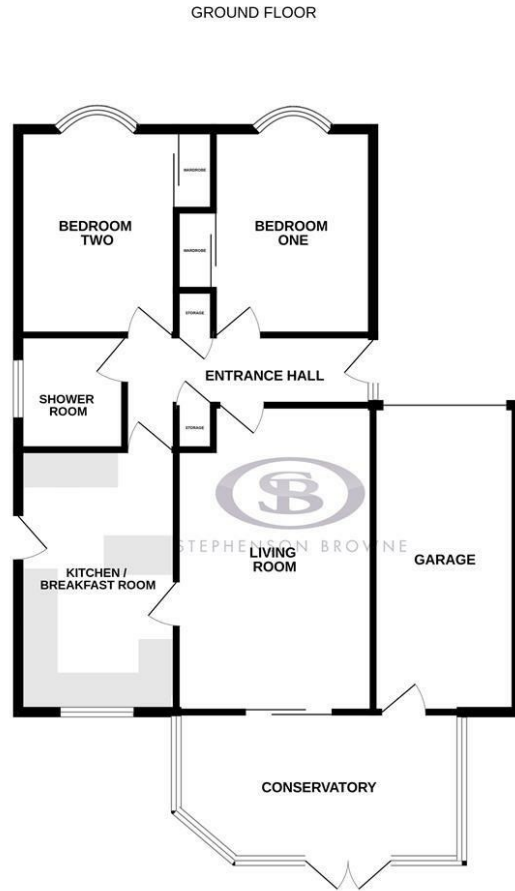


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Viewing

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