



STEPHENSON BROWNE

**Meadowgate Close,
Ettiley Heath, Sandbach**
CW11 3ZP



Asking Price £335,000

DESCRIPTION

Situated in the popular residential area of Meadowgate Close in Ettiley Heath, Sandbach, this well-presented three double bedroom detached family home occupies a pleasant cul-de-sac position and offers spacious, versatile accommodation, ideal for modern family living. The property benefits from driveway parking, a garage, and a private enclosed rear garden, making it perfectly suited to families and professionals alike.

The accommodation comprises an inviting entrance hall, a modern fitted kitchen, two well-proportioned reception rooms, and a conservatory providing additional living space overlooking the garden. A convenient downstairs WC completes the ground floor. To the first floor are three generous double bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom. The property also offers ample storage throughout, adding to its practicality and appeal.

Conveniently located within easy reach of Sandbach town centre, well-regarded schools, local amenities, and excellent transport links, this attractive home combines comfort, space, and a desirable location.

The property has an EPC Rating of C and falls within Council Tax Band D.





ROOM DESCRIPTIONS

Living Room

11'2" x 15'1"

Kitchen

8'11" x 11'8"

Dining Room

11'9" x 12'5"

Conservatory

10'5" x 11'9"

Bedroom One

11'1" x 15'6"

Bedroom Two

8'0" x 12'7"

Bedroom Three

9'1" x 9'8"

Garage

7'10" x 16'0"

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.

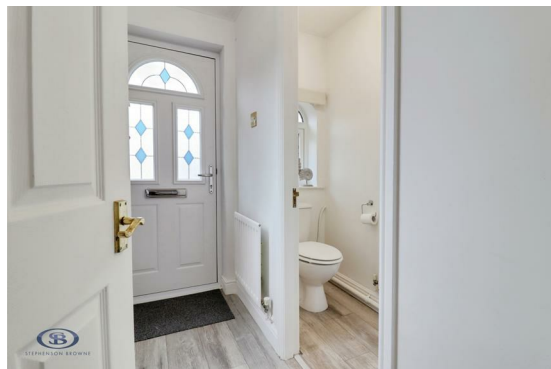
AML Disclosure

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.







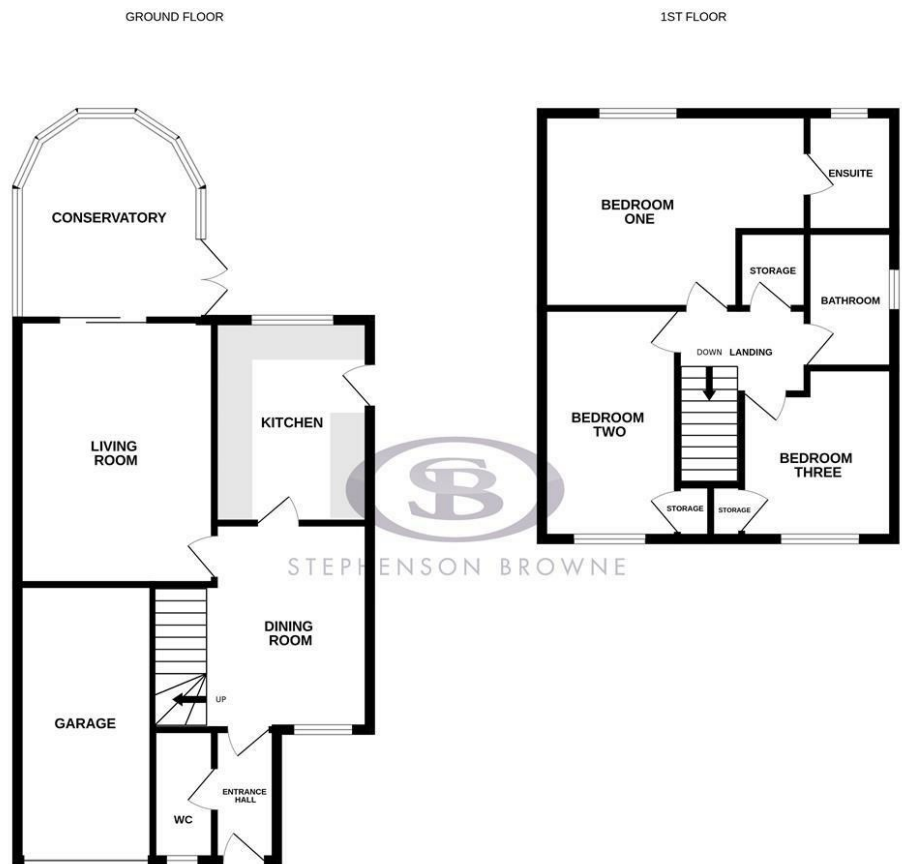


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Viewing

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

Floorplans

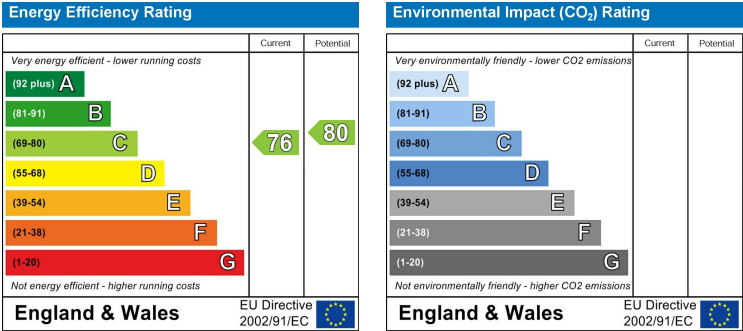


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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