



STEPHENSON BROWNE

Oakmere Close, Sandbach

CW11
1WN



Asking Price £260,000



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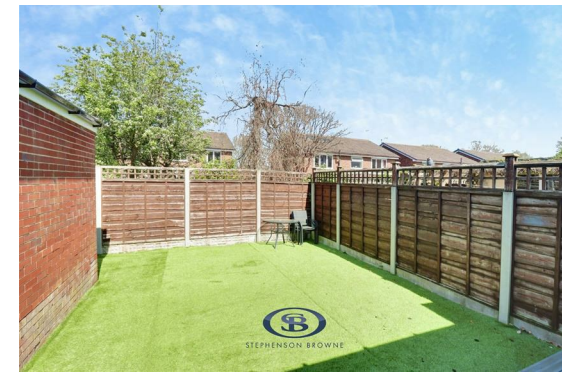
DESCRIPTION

Situated in a quiet cul-de-sac on the ever-popular Oakmere Close in Sandbach, this immaculately presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers and families alike, with the added benefit of no onward chain.

The property boasts attractive kerb appeal with driveway parking and a detached garage, providing ample off-road parking and storage. Inside, the home is thoughtfully laid out and offers generous living space throughout. There are two well-proportioned reception rooms, ideal for both relaxing and entertaining, along with a bright conservatory / sun room that overlooks the rear garden, creating a perfect additional living area.

The kitchen is well-appointed and complemented by ample storage solutions throughout the home, ensuring practicality as well as comfort. Upstairs, there are three bedrooms, all tastefully presented, along with a family bathroom.

Externally, the property enjoys a private, low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep. The location is particularly appealing, set within a popular residential development and within walking distance of local schools and the train



station, making it ideal for commuters and families.

This is a fantastic opportunity to acquire a beautifully maintained home in a sought-after location, ready to move straight into. Early viewing is highly recommended.



ROOM DESCRIPTIONS

Living Room

15'6" x 15'3"

Kitchen

8'9" x 7'2"

Dining Room

9'0" x 7'10"

Conservatory

9'5" x 8'6"

Bedroom One

12'11" x 9'4"

Bedroom Two

11'5" x 9'4"

Bedroom Three

7'3" x 5'11"

Bathroom

7'11" x 5'4"

Tenure

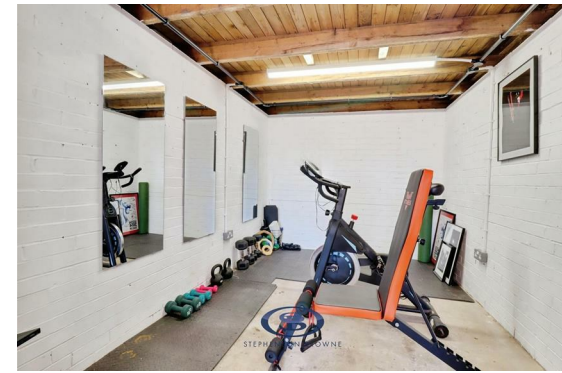
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

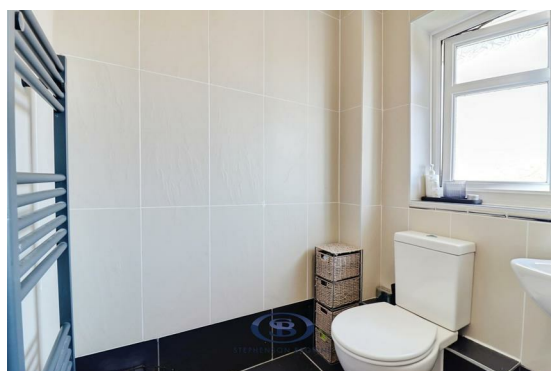
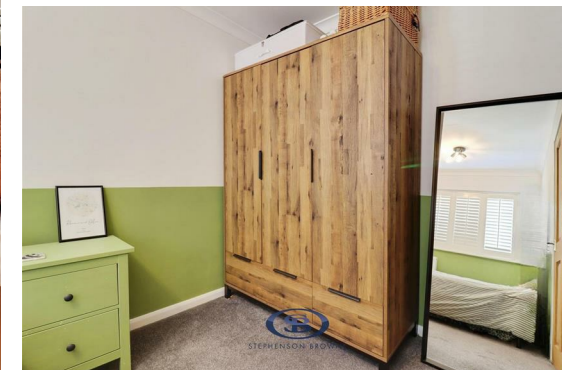
AML Disclosure

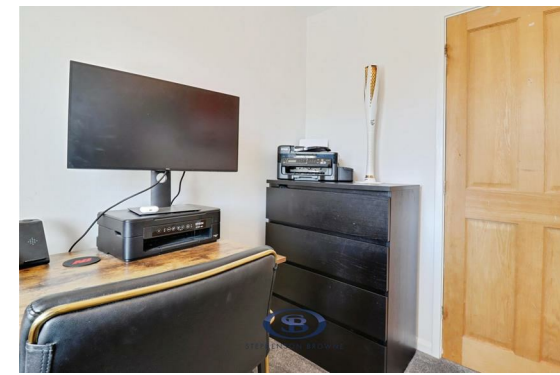
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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







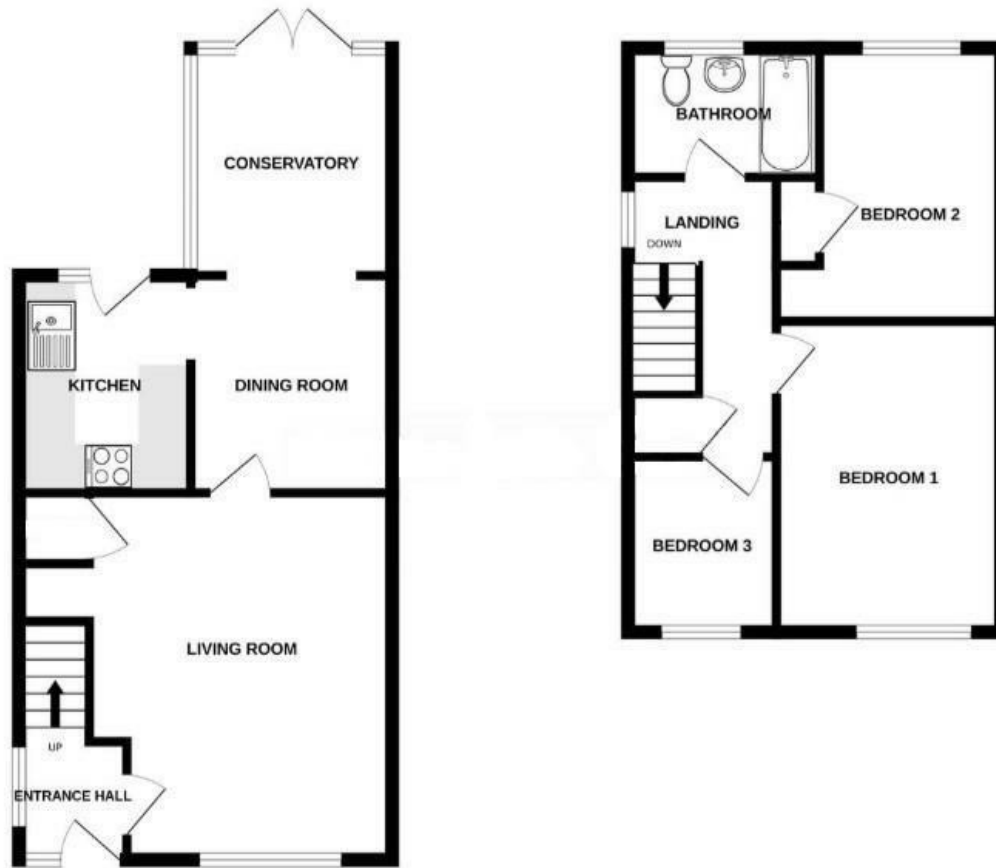


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Viewing

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

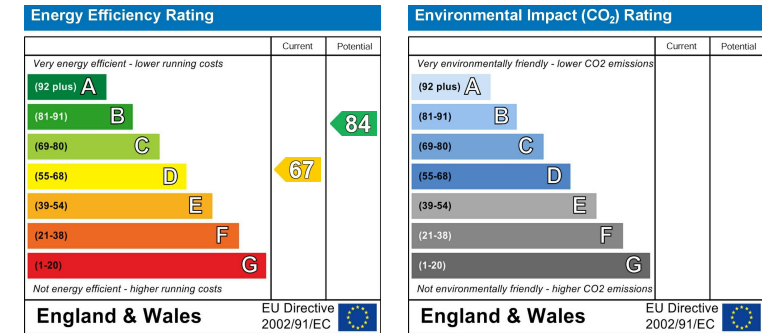
Floorplans



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

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