

STEPHENSON BROWNE

Townfields, Sandbach

CW11 4PH

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Asking Price £220,000

DESCRIPTION

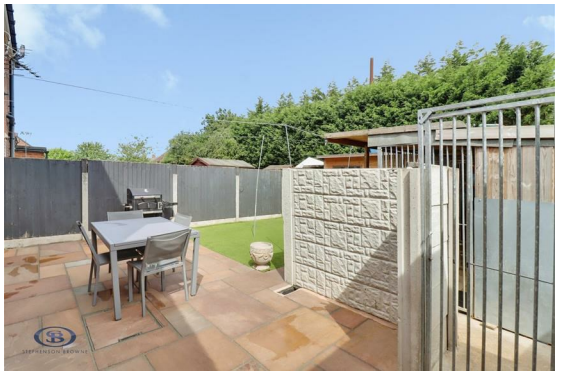
Offered for sale with no onward chain, and situated in the popular Townfields, this well-presented three-bedroom semi-detached family home is ideally located within walking distance of the town centre, local schools and amenities, making it an excellent choice for first-time buyers and growing families alike.

The accommodation comprises an entrance hallway, a spacious open-plan living and dining room with a multi-fuel burner, a fitted kitchen, separate utility room and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from driveway parking and a low-maintenance enclosed rear garden. The garden is currently divided into two sections, with one half providing outdoor seating space and the other occupied by storage sheds and kennels, which the current owners are happy to remove prior to completion if desired. Additional benefits include a recently replaced roof.

An ideal first home offering generous living space in a convenient location—early viewing is highly recommended.

























ROOM DESCRIPTIONS

Living / Dining Room
22'6" x 12'5"

Kitchen
9'4" x 9'1"

Utility
7'3" x 6'0"

Bedroom One
13'5" x 12'7"

Bedroom Two
10'11" x 8'7"

Bedroom Three
7'10" x 8'9"

Bathroom
7'6" 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.













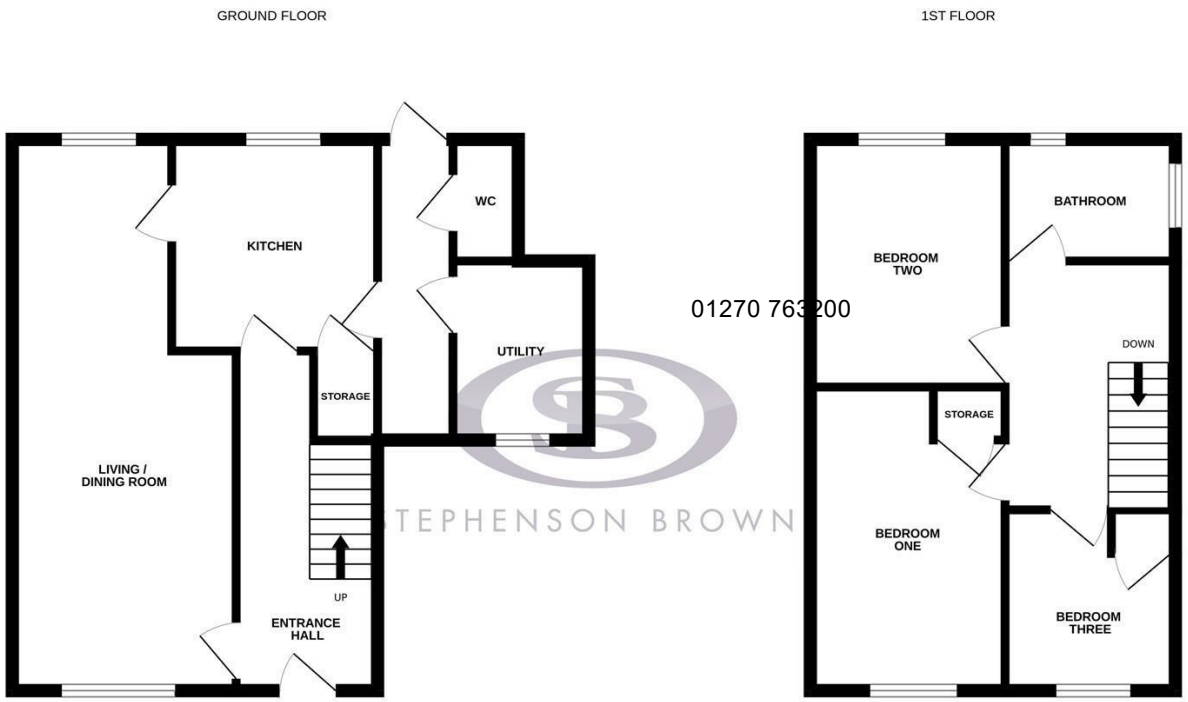








Floorplans

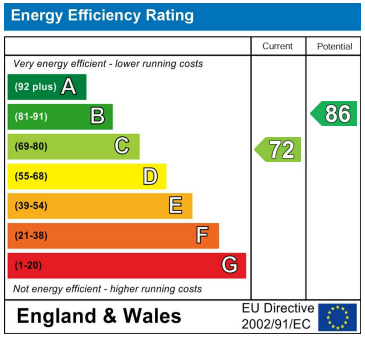


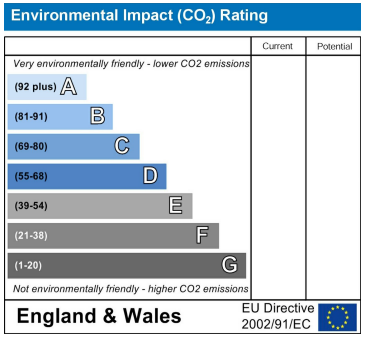
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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