



STEPHENSON BROWNE

## Brookmere Close, Sandbach

CW11 1XT



Asking Price £140,000



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## Description

Situated within the highly desirable Brookmere Close in Sandbach, this well-presented true bungalow occupies a generous corner plot within a quiet and private cul-de-sac setting, exclusively for the over 60s. Offered with no onward chain, this property provides an excellent opportunity for those seeking a smooth and straightforward move.

The accommodation is thoughtfully arranged on one level, offering comfortable and practical living space, complemented by ample built-in storage throughout. Externally, the bungalow benefits from a low maintenance garden, ideal for those looking to enjoy outdoor space without the upkeep, as well as allocated parking for added convenience.

The property is freehold upon completion and falls within Council Tax Band B, making it an attractive and manageable option for downsizers or retirees. Positioned in a popular residential location, Brookmere Close offers easy access to local amenities, transport links, and the charming town centre of Sandbach.

This delightful bungalow combines convenience, comfort, and a peaceful setting, making it a highly appealing home. Early viewings are strongly advised to fully appreciate what is on offer.



# Room Descriptions

## Living Room

15'1" x 11'11"

## Kitchen

11'11" x 7'10"

## Bedroom One

10'8" x 10'5"

## Bedroom Two

9'8" x 7'2"

## Bathroom

7'2" x 5'6"

## Tenure

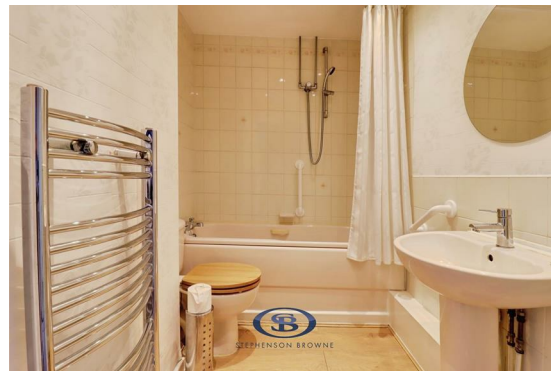
We understand from the vendor that the property will be freehold upon completion. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

## 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.

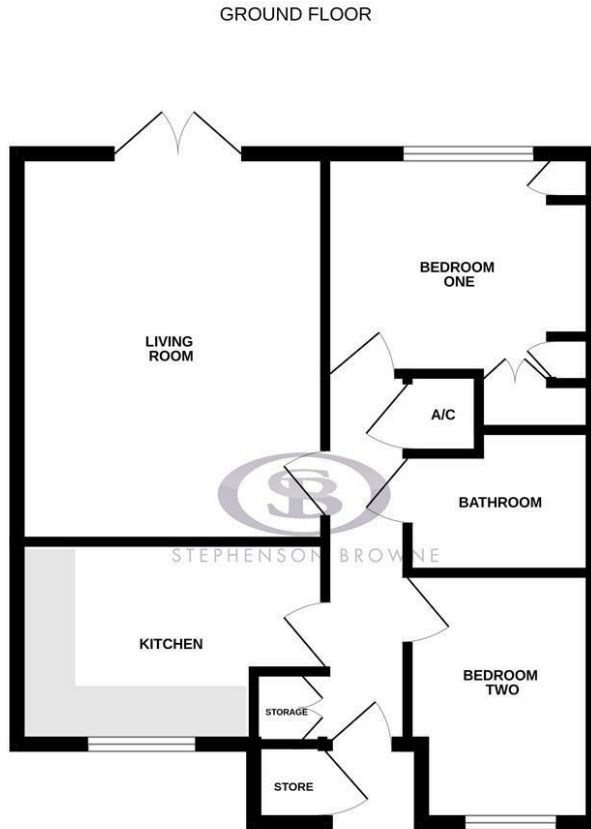
## Why Choose SB Sandbach To Sell Your Property?

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



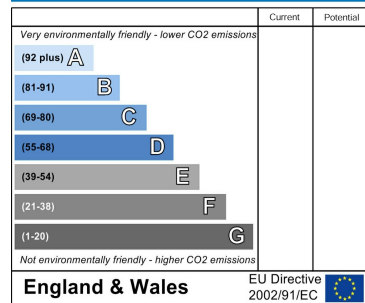
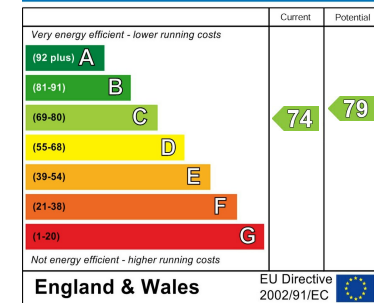
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



## Viewing

Please contact our office using the details provided at the bottom of this 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

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)