

STEPHENSON BROWNE

Coleridge Close, Sandbach

CW11 3NN

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Offers In The Region Of
£250,000

Description

A fantastic opportunity to purchase a three-bedroom semi-detached home, ideally situated within a popular residential cul-de-sac.

The property offers spacious and versatile accommodation, including a generous living room, kitchen/diner and conservatory. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom.

Externally, the property benefits from a low-maintenance rear garden and driveway parking, making it both practical and easy to maintain.

With ample storage throughout, this attractive home would make an ideal first-time purchase or family home. Early viewing is highly recommended!













Room Descriptions

Living Room
14'3" x 11'11"

Kitchen Diner
15'1" x 8'9"

Conservatory
12'2" x 7'3"

Bedroom One
11'8" x 8'4"

Ensuite
5'5" x 2'5"

Bedroom Two
8'8" x 8'7"

Bedroom Three
8'5" x 6'6"

Bathroom
6'1" x 5'6"

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.





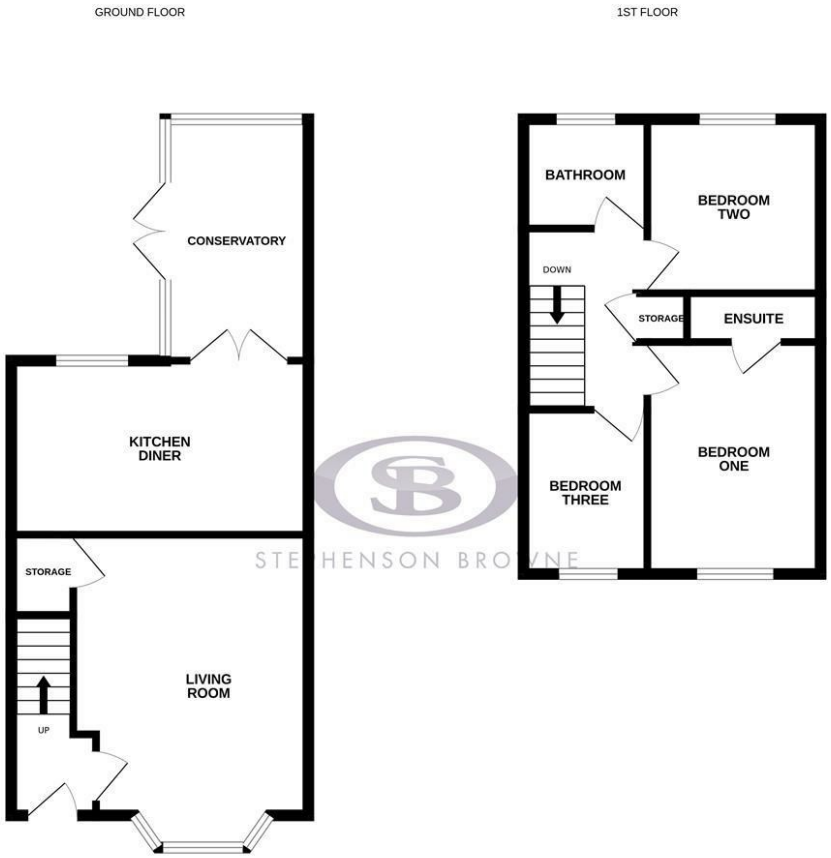








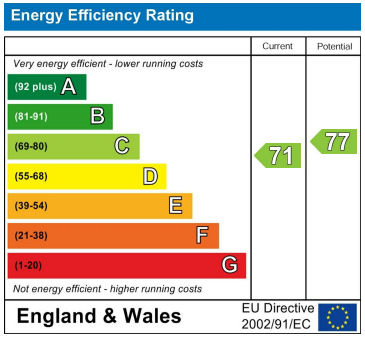
Floorplans

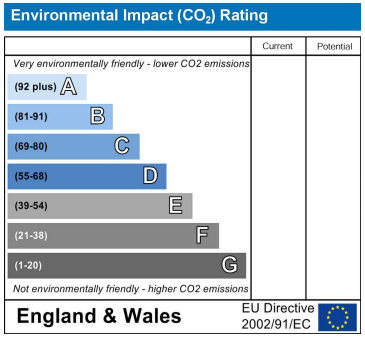


Area Map



EPC Rating





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