STEPHENSON BROWNE

Buckley Place, Moston, Sandbach

CW11 3JB

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Asking Price £250,000

Description

Situated on the sought-after Albion Locks development by Taylor Wimpey in Moston, Sandbach, this beautifully presented three-bedroom Gosford design family home was built in 2021 and offers modern living throughout.

This freehold property benefits from driveway parking, a private enclosed rear garden, and a spacious, thoughtfully designed layout ideal for families and professionals alike. The ground floor comprises a welcoming entrance hallway, downstairs WC, generous living room, and a stylish open-plan kitchen diner providing excellent space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including a superb principal bedroom with ensuite shower room, alongside a contemporary family bathroom.

Located on the popular Buckley Place development, the property enjoys a desirable residential setting with convenient access to Sandbach town centre, highly regarded local schools, transport links, and nearby countryside walks.

Further benefits include freehold tenure, an EPC rating of B, and the reassurance of a modern, energy-efficient home built by Taylor Wimpey to the popular Gosford design specification.

An excellent opportunity to acquire a modern family home in a highly desirable location, early viewing is highly recommended. !!NO CHAIN!!

Room Descriptions

Living Room
13'10" x 12'1"

Kitchen Diner
15'5" x 13'9"

WC
6'3" x 3'4"

Bedroom One
12'1" x 9'10"

Ensuite Shower Room
5'8" x 5'6"

Bedroom Two
10'11" x 8'8"

Bedroom Three
10'7" x 6'7"

Bathroom
6'7" x 5'6"

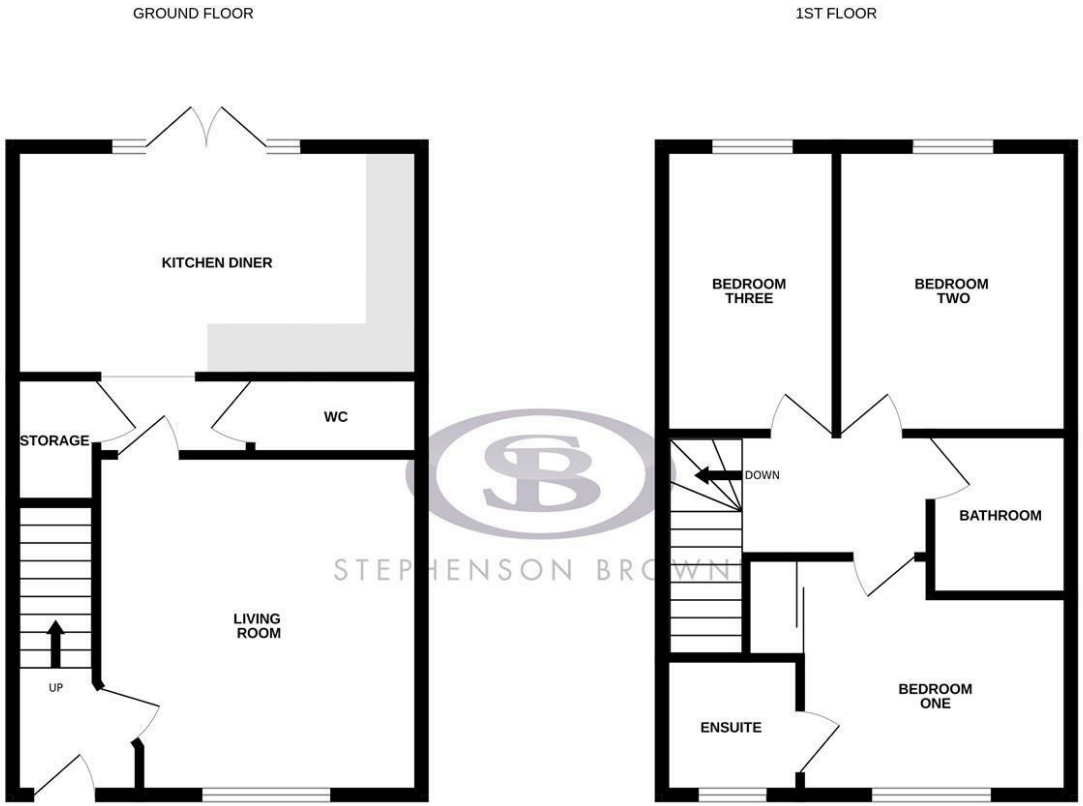
Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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



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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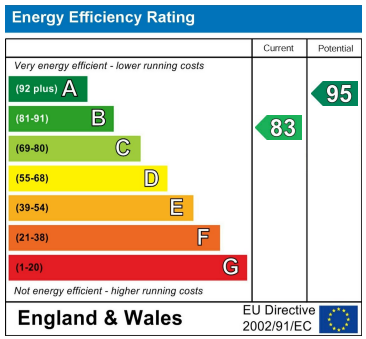
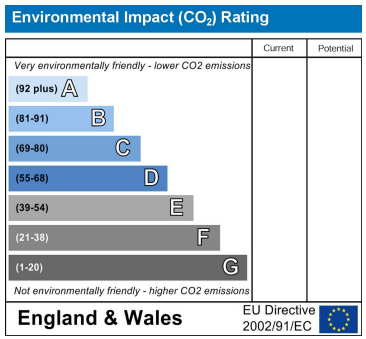
Area Map

EPC Rating





Viewing

Please contact our office using the details provided 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