



6 Celandine Close

CW11 3TW

Offers In The Region Of £440,000



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STEPHENSON BROWNE

NO ONWARD CHAIN.

This beautifully presented detached house is found on Celandine Close, Sandbach, and offers an exceptional living experience for families and individuals alike. Boasting four spacious bedrooms, this property is designed to provide comfort and style. Each room is generously sized, ensuring ample space for relaxation and personalisation.

The house features two well-appointed ensuites, adding a touch of luxury and convenience for the occupants. This thoughtful layout is perfect for families or guests, allowing for privacy and ease of access.

The extended driveway provides plenty of parking space, making it ideal for those with multiple vehicles or for entertaining guests. Additionally, the property is situated on a no through-road, ensuring a peaceful environment with minimal traffic, perfect for children to play safely.

This home combines modern living on a popular family estate. With its fantastic room sizes and elegant presentation, this property is a must-see for anyone seeking a delightful family home in Sandbach.



Hallway

Lounge

23'1" x 13'4"

Dining Kitchen

23'1" x 13'6"

Cloakroom

FIRST FLOOR

Bedroom One

11'11" x 11'5"

Bedroom One En-Suite

Bedroom Two

11'11" x 10'2"

Bedroom Two En-Suite

Bedroom Three

13'4" x 11'4"

Bedroom Four

12'5" x 8'1"

Family Bathroom

AML Disclosure - Sandbach

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.



- BEAUTIFULLY PRESENTED
- EXTENDED DRIVEWAY
- GREAT SIZE PLOT
- NO THROUGH ROAD
- BRILLIANT ROOM SIZES
- 2 EN-SUITES
- ONWARD CHAIN SECURED
- LANDSCAPED GARDEN
- FITTED WARDROBES IN BEDROOM 3
- NO ONWARD CHAIN





Floor Plan

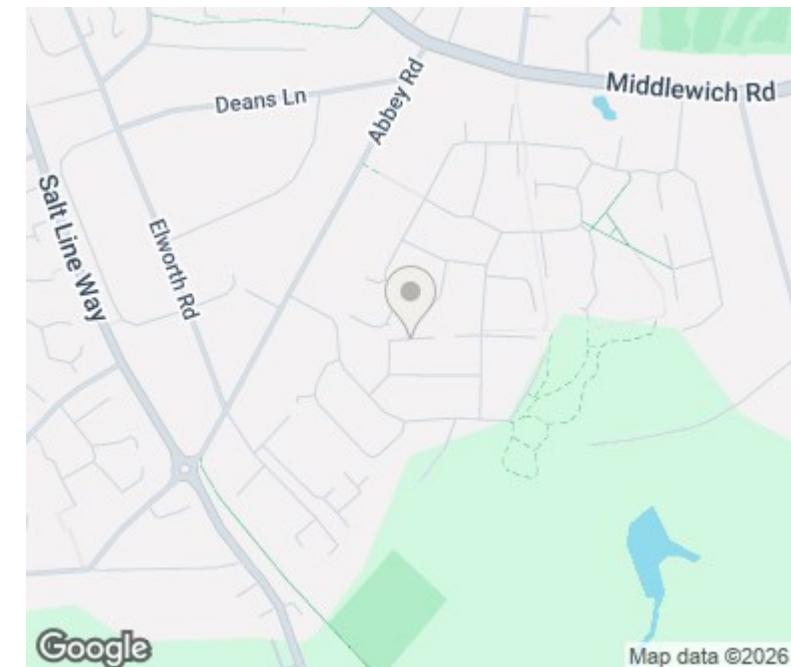
The Adlington



Living	7.04m x 4.08m	23ft x 13.3ft
Kitchen / Dining	7.04m x 4.13m	23ft x 13.5ft
Bedroom 1	3.65m x 3.48m	11.9ft x 11.4ft
Bedroom 2	3.64m x 3.11m	11.9ft x 10.1ft
Bedroom 3	4.08m x 3.47m	13.3ft x 11.3ft
Bedroom 4	3.79m x 2.38m	12.4ft x 7.7ft

Wall variations

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	92
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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