



STEPHENSON BROWNE

## Buckley Place, Moston

CW11 3JB



Asking Price £230,000

## DESCRIPTION

Situated on the ever-popular Albion Locks development in Moston, this beautifully presented three-bedroom home is an ideal first-time purchase, offering modern, energy-efficient living in a convenient location close to Sandbach, Middlesbrough and excellent transport links.

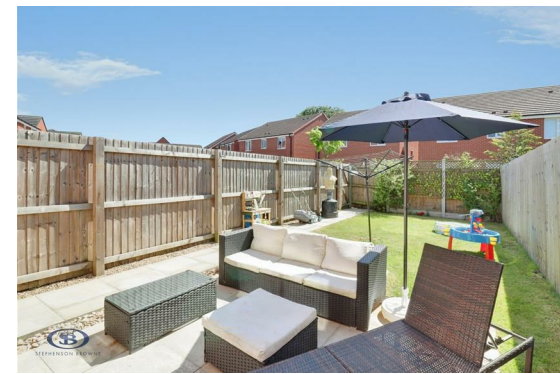
The accommodation is thoughtfully designed for modern lifestyles, with a spacious open-plan kitchen and dining area providing the perfect space for everyday living and entertaining, while the welcoming lounge offers a comfortable place to relax. Completing the ground floor is a useful downstairs WC and storage cupboard.

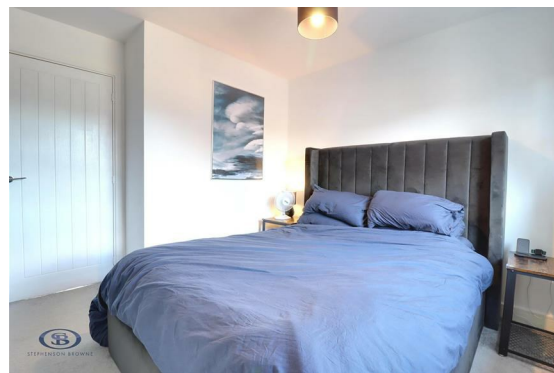
To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own ensuite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys driveway parking for two vehicles to the front, while the private, enclosed rear garden has been designed for low-maintenance enjoyment, making it ideal for busy professionals, young families or those looking to spend more time relaxing than gardening.

Further benefits include an excellent EPC Rating of B, ensuring lower running costs, and the property is offered Freehold.

Combining stylish accommodation, practical living space and a sought-after location, this fantastic home is ready to move straight into and is perfect for first-time buyers, professionals and growing families alike. Early viewing is highly recommended.





# ROOM DESCRIPTIONS

## Living Room

13'10" x 13'3"

## Kitchen Diner

16'8" x 9'4"

## Bedroom One

12'1" x 11'1"

## Ensuite

5'7" x 5'6"

## Bedroom Two

11'8" x 8'7"

## Bedroom Three

11'8" x 6'7"

## Bathroom

6'7" x 5'8"

## Tenure

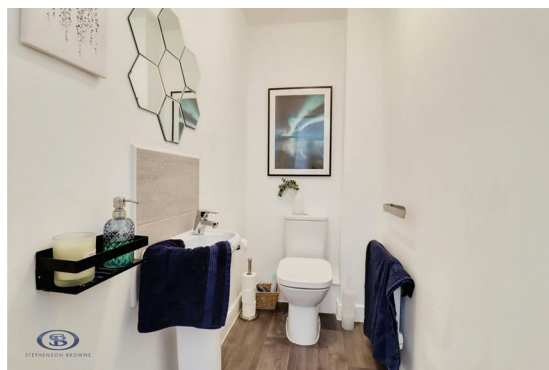
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

## 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.

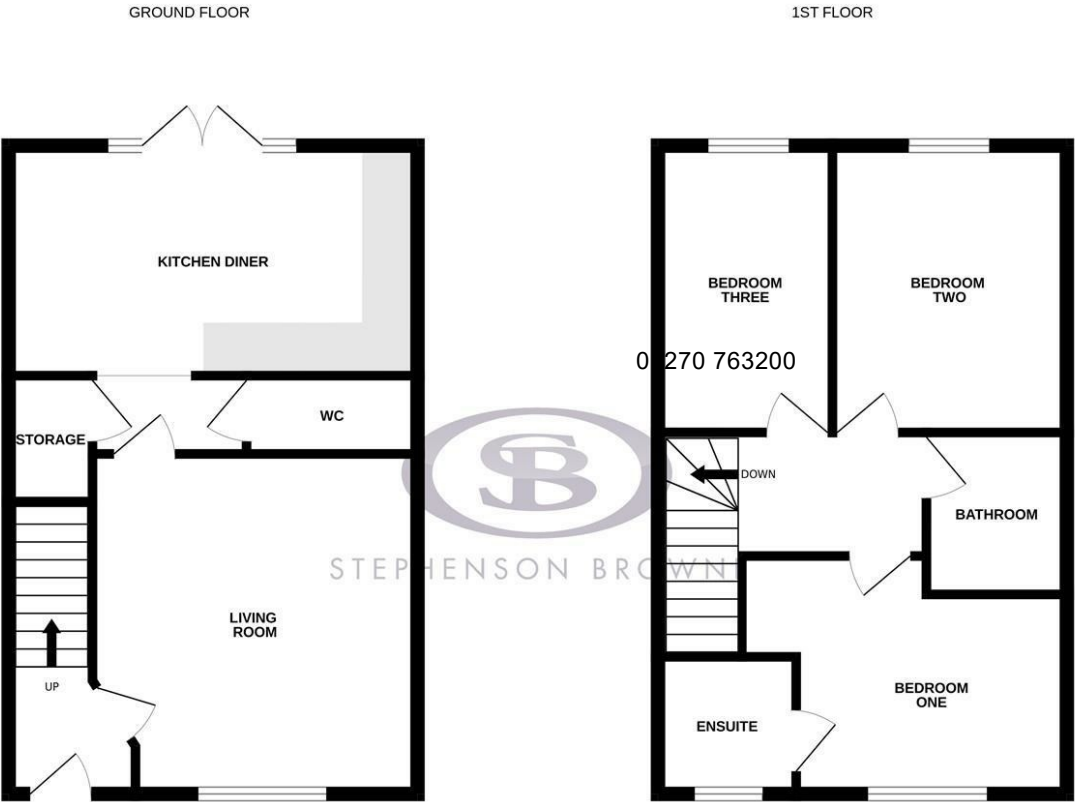
## Why Choose SB Sandbach To Sell Your Property?

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

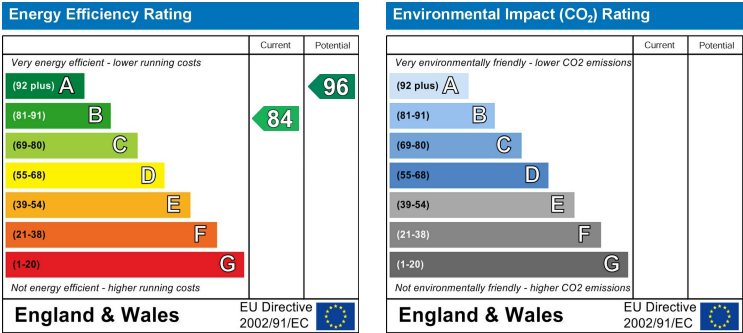


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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