



STEPHENSON BROWNE

6 BUCKTHORN ROAD, SANDBACH, CW11 4LA

ASKING PRICE £325,000



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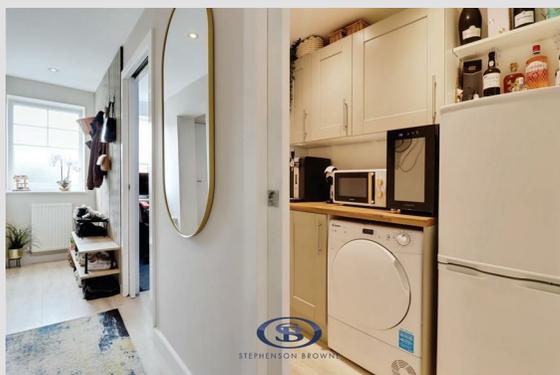
Situated within a nearly new development, approximately six years old, this beautifully enhanced home on Buckthorn Road, Sandbach Heath offers modern, flexible living in a highly convenient location.

The property has been significantly improved through thoughtful reconfiguration and a garage conversion, transforming it into a spacious and versatile family home. On the ground floor, the accommodation includes a well-appointed kitchen, a separate utility room, a downstairs WC, and a dedicated study—ideal for home working. The reconfiguration creates a practical layout suited to modern lifestyles, with a large open plan living / dining area.

Upstairs, there are three generous double bedrooms. The principal bedroom benefits from its own ensuite shower room, while a contemporary family bathroom serves the remaining two bedrooms.

Externally, the home continues to impress with driveway parking and a private, enclosed rear garden, perfect for relaxing or entertaining. The location is a real highlight: within walking distance of Sandbach town centre and local schools, close to playing fields and country walks, and ideally positioned for commuters with Junction 17 of the M6 motorway nearby.

A superb opportunity to acquire a modern, move-in-ready family home in a desirable and well-connected area.



**Living Area**

10'4" x 9'10"

**Dining Area**

14'6" x 10'4"

**Kitchen**

7'10" x 7'7"

A range of wall and base units, breakfast bar, integrated fridge freezer, dishwasher and washing machine. Instant boil tap. Four ring gas hob with extraction hood above.

**Utility**

6'4" x 4'2"

A range of wall and base units, with space for a tumble dryer and fridge freezer.

**Study**

8'10" x 4'2"

**WC**

4'9" x 2'11"

**Bedroom One**

14'2" x 9'6"

Sliding door wardrobe with lights.

**Ensuite Shower Room**

6'10" x 4'3"

**Bedroom Two**

11'3" x 8'8"

**Bedroom Three**

9'10" x 6'1"

**Bathroom**

8'7" x 5'6"

**External**

Shed

**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.

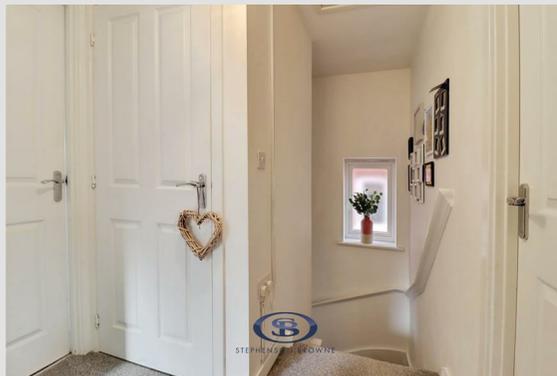


## AML Disclosure

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## Why Choose SB Sandbach To Sell Your Property?

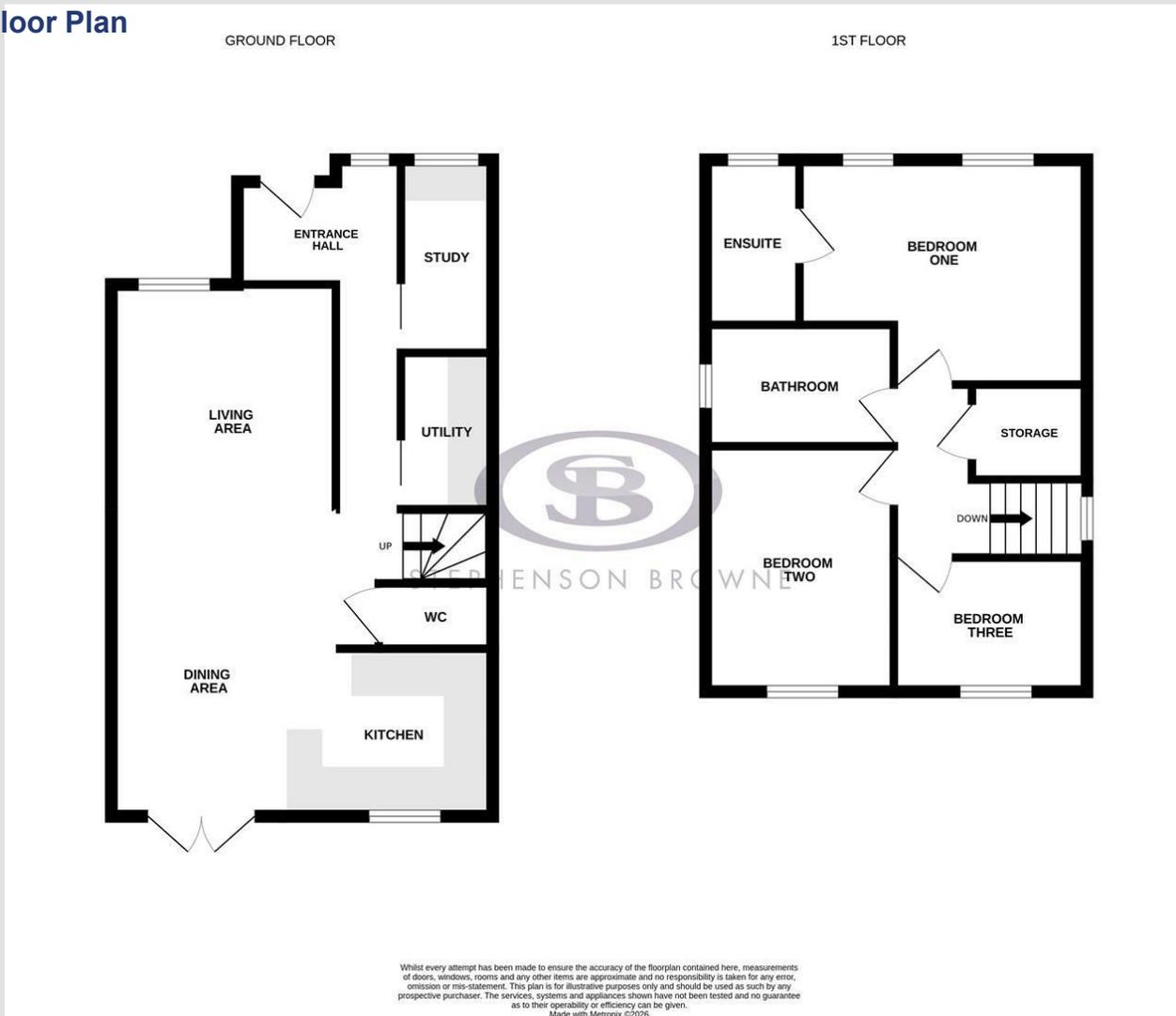
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



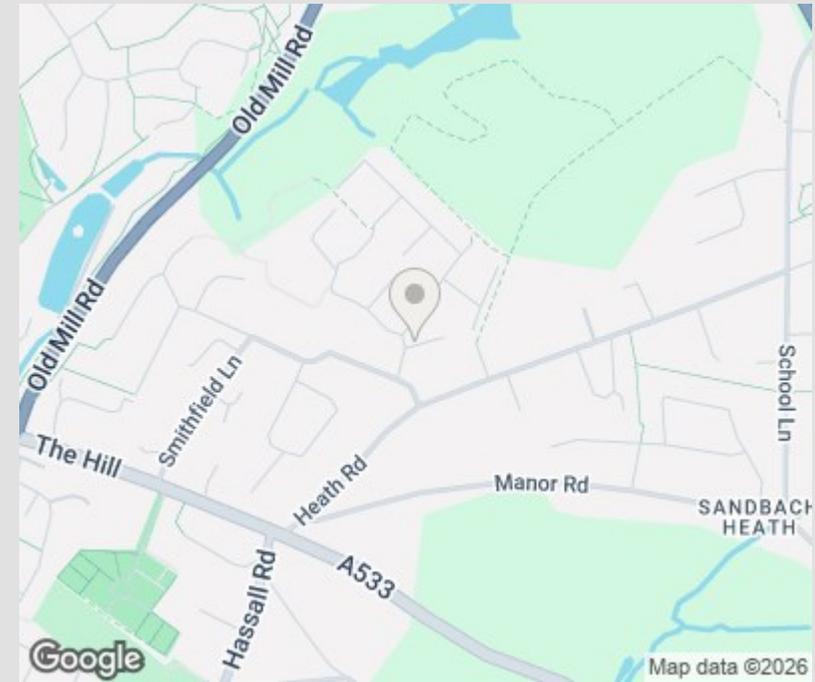




## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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