



STEPHENSON BROWNE

## Monarch Place, Sandbach

CW11 4AH



Asking Price £280,000

## DESCRIPTION

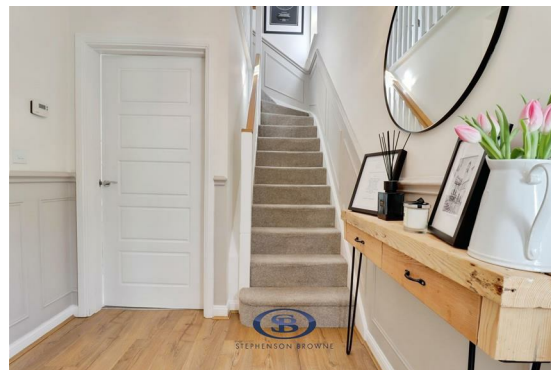
A stylish and nearly new four-bedroom semi-detached home, ideally positioned on the popular Monarch Place development in Sandbach, just a short walk from the town centre.

Finished to a high specification throughout, this modern home is ready to move straight into and perfectly suited to family life. The ground floor offers a bright and spacious open plan living and dining area, ideal for both relaxing and entertaining, alongside a sleek contemporary kitchen with integrated appliances. A downstairs WC adds further convenience.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with ensuite, in addition to a modern family bathroom. The property also benefits from ample storage throughout, enhancing its practicality.

Externally, the home features driveway parking and a private, enclosed, low-maintenance rear garden, perfect for outdoor living, with a raised deck seating area ideal for entertaining.

With excellent commuting links, nearby scenic walks and a local playing park, this home offers the perfect balance of lifestyle and convenience. Offered with the potential for no onward chain, this is



a fantastic opportunity to secure a high-quality home in a sought-after location.



# ROOM DESCRIPTIONS

## Entrance Hall

18'5" x 7'3"

Storage cupboard.

## Kitchen

13'7" x 7'10"

Integrated dishwasher, washing machine and fridge / freezer.

## Living / Dining Room

18'6" x 15'1"

Storage cupboard.

## WC

5'1" x 3'11"

## Landing

15'9" x 6'6"

Storage cupboard.

## Bedroom One

12'7" x 8'6"

## Ensuite

8'6" x 4'6"

## Bedroom Two

11'2" x 8'6"

## Bedroom Three

10'2" x 6'6"

Fitted wardrobes and storage.

## Bedroom Four

10'5" x 6'6"

## Bathroom

8'6" x 6'6"

## 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.









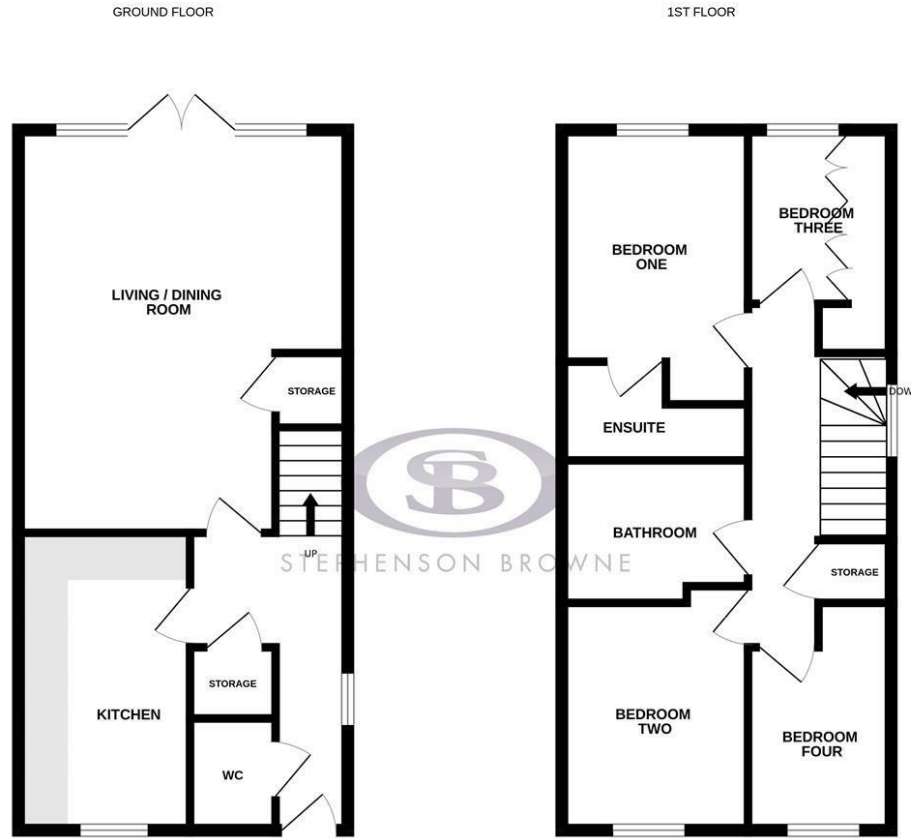


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## **Viewing**

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>95</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>84</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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

38 High Street, Sandbach, CW11 1AN

01270 763200

sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk



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