



STEPHENSON BROWNE

Redshank Place, Sandbach

CW11 3JR



Asking Price £215,000

Description

An ideal opportunity for first-time buyers, home-movers and investors alike to acquire an extremely well-presented three bedroom, semi detached home, set on a nearly new residential development in Elworth, with Canalside walks just a short walk away.

With three bedrooms, this home is designed to cater to modern living, offering both comfort and convenience. The property boasts a spacious kitchen diner and reception room, perfect for entertaining guests or enjoying family time. The house features a family bathroom and ensuite, ensuring that morning routines are a breeze. A downstairs WC adds to the practicality of the layout, making it ideal for families or guests. Ample storage is available throughout, including a large cupboard on the landing and an over-stairs storage cupboard in the main bedroom, helping to maintain a tidy and organised space.

Parking is a notable advantage, with a driveway accommodating two vehicles. The enclosed rear garden offers a private outdoor space, perfect for relaxation or entertaining during warmer months.



Room Descriptions

Living Room

14'2" x 11'11"

Kitchen Diner

15'3" x 8'9"

WC

5'6" x 3'0"

Bedroom One

11'10" x 9'5"

Ensuite

6'3" x 5'3"

Bedroom Two

9'1" x 7'6"

Bathroom

6'0" x 6'0"

Bedroom Three

7'6" x 5'10"

Tenure

We understand from the vendor that the property is leasehold. 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?

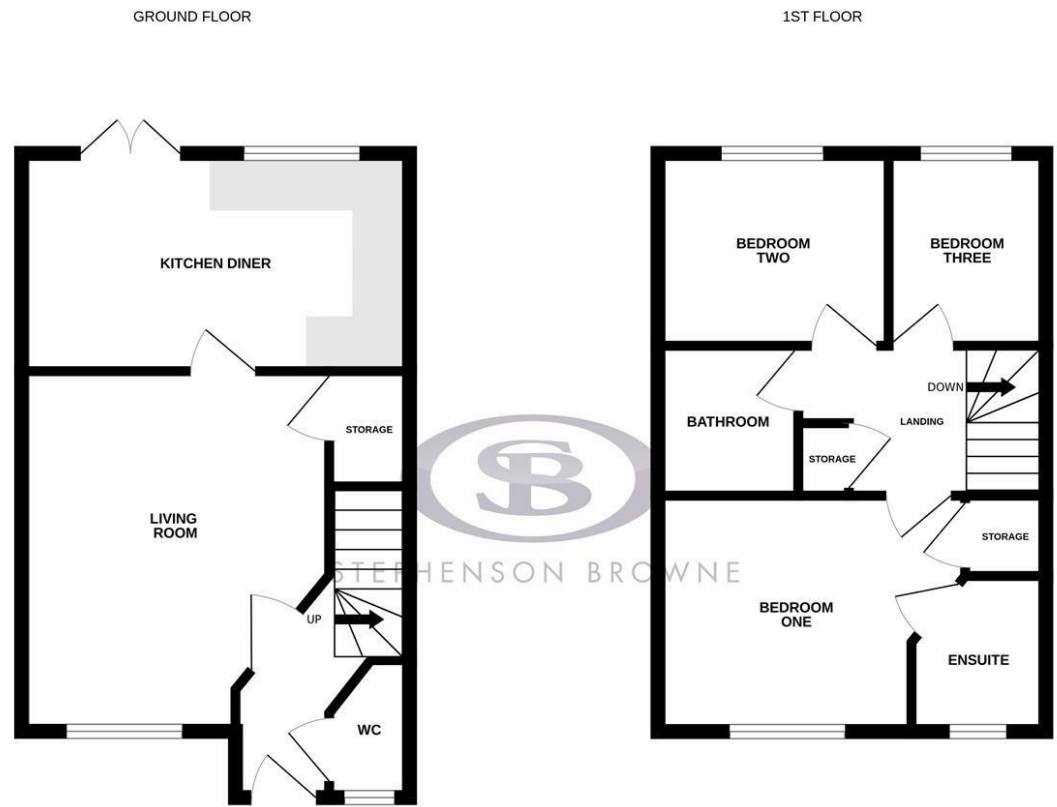
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team



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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Viewing

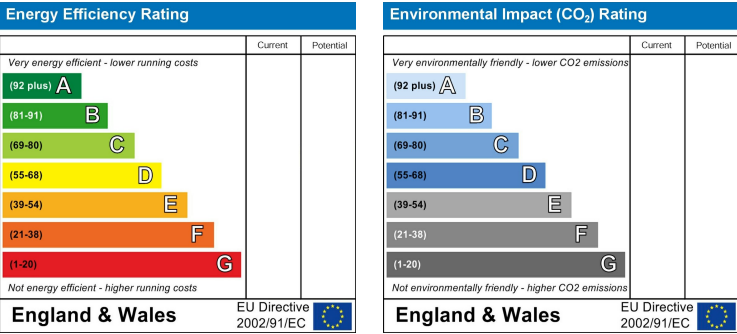
Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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

Area Map



EPC Rating



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