



STEPHENSON BROWNE

Hackney Yard Close, Sandbach

CW11 1LH



Asking Price £230,000

DESCRIPTION

Situated in a quiet cul-de-sac on the Hackney Yard Close development, this beautifully presented two double bedroom home enjoys an enviable position just a stone's throw from Sandbach Town Centre and the popular Sandbach Park. Offering modern, energy-efficient living throughout, this nearly new property is perfectly suited to first-time buyers, young professionals, downsizers, or investors.

The accommodation has been thoughtfully designed to provide comfortable and practical living space. Upon entering, you are welcomed into a bright and contemporary home featuring a modern fitted kitchen and spacious living accommodation. The property also benefits from a convenient downstairs WC, while the stylish family bathroom serves the first floor alongside two well-proportioned double bedrooms.

Externally, the property enjoys driveway parking to the front and a private enclosed rear garden, providing an excellent space for outdoor dining, entertaining, or simply relaxing in a secure setting.

The location is a particular highlight, with Sandbach Town Centre, Sandbach Park, and highly regarded local schools all within easy walking distance. Residents can enjoy the town's excellent range of independent shops, cafés, restaurants, and amenities, while benefiting from the peace and privacy of a tucked-away residential setting.

Further benefits include an EPC Rating of B and Council Tax Band B, making this an attractive and economical home to run.

Combining a superb location, modern accommodation, and excellent outdoor space, this property represents an outstanding



opportunity to acquire an ideal first home in one of Sandbach's most convenient and desirable locations. Early viewing is highly recommended.



ROOM DESCRIPTIONS

Kitchen

5'8" x 13'11"

Living Room

12'6" x 13'0"

WC

6'2" x 2'11"

Bedroom One

9'7" x 13'0"

Bedroom Two

8'5" x 13'0"

Bathroom

6'10" x 5'2"

Estate Charge

£141.75 per annum service charge.

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.

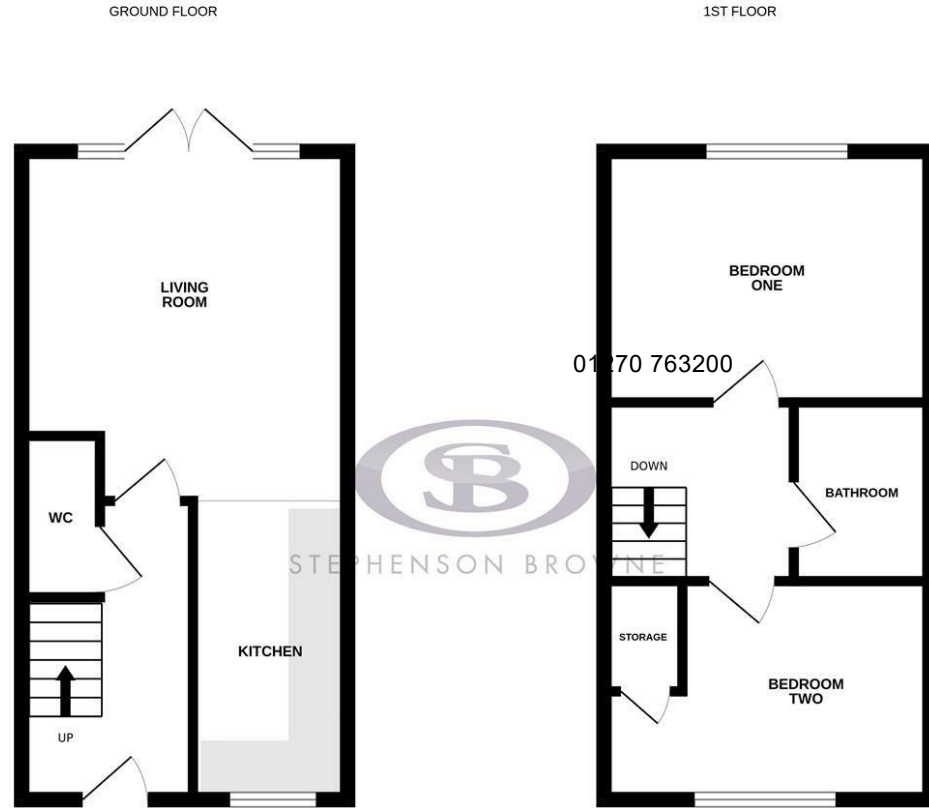
Why Choose SB Sandbach To Sell Your Property?

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.



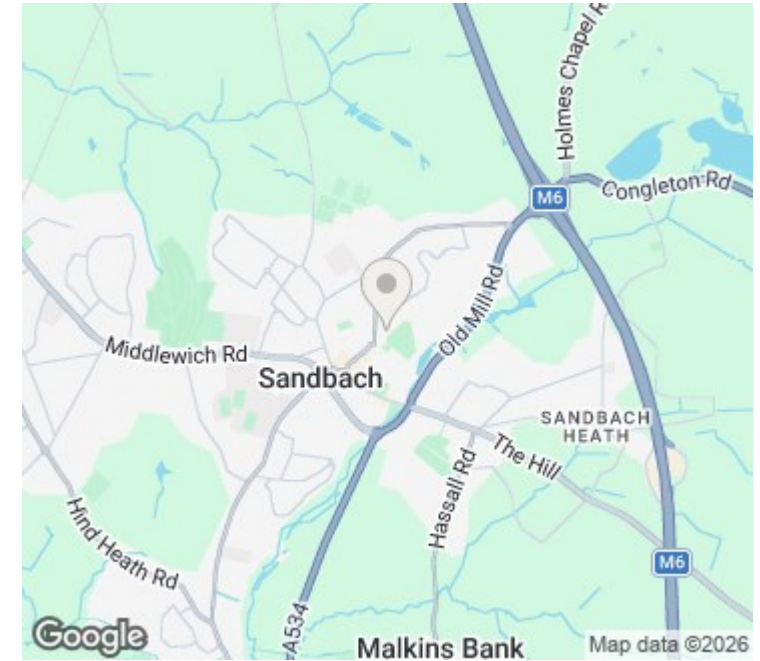


Floorplans



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		97	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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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