



STEPHENSON BROWNE

Cestria Close, Sandbach

CW11 3FU



Asking Price £325,000

DESCRIPTION

Situated in a desirable cul-de-sac location, this attractive three-bedroom detached family home offers well-balanced accommodation ideally suited to modern family living. Occupying a freehold plot, the property enjoys a private enclosed rear garden designed for low-maintenance enjoyment, together with driveway parking to the front.

The accommodation is thoughtfully arranged and includes a spacious open-plan living and dining area, creating a bright and versatile space for both everyday family life and entertaining guests. To the rear, a conservatory provides additional reception space and offers pleasant views over the garden, making it an ideal spot to relax throughout the year.

The first floor comprises three well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room. A family bathroom serves the remaining bedrooms, while a convenient downstairs WC enhances the practicality of the home.

Cestria Close is well positioned for a range of local amenities, being within easy reach of highly regarded schools, shops and Sandbach railway station, making it an excellent choice for families and commuters alike.



Offering spacious accommodation, a sought-after location and excellent local amenities, this detached family home presents a fantastic opportunity for buyers seeking a well-maintained property in the heart of Sandbach. Early viewing is highly recommended.



ROOM DESCRIPTIONS

Kitchen / Breakfast Room

14'1" x 7'2"

Living / Dining Room

19'0" x 11'6"

Conservatory

12'1" x 8'10"

WC

7'2" x 3'3"

Bedroom One

14'1" x 11'2"

Ensuite

7'10" x 6'6"

Bedroom Two

11'6" x 10'5"

Bedroom Three

8'7" x 8'3"

Bathroom

10'5" x 8'2"

Garage

17'5" x 7'10"

Tenure

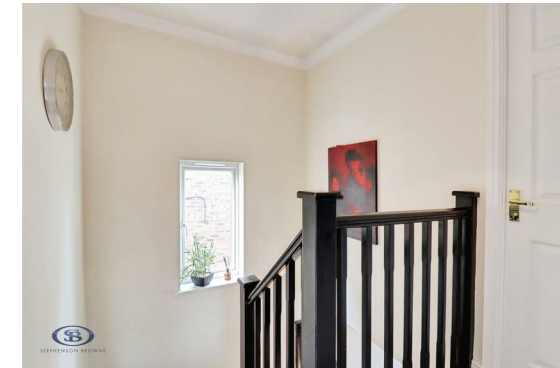
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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.





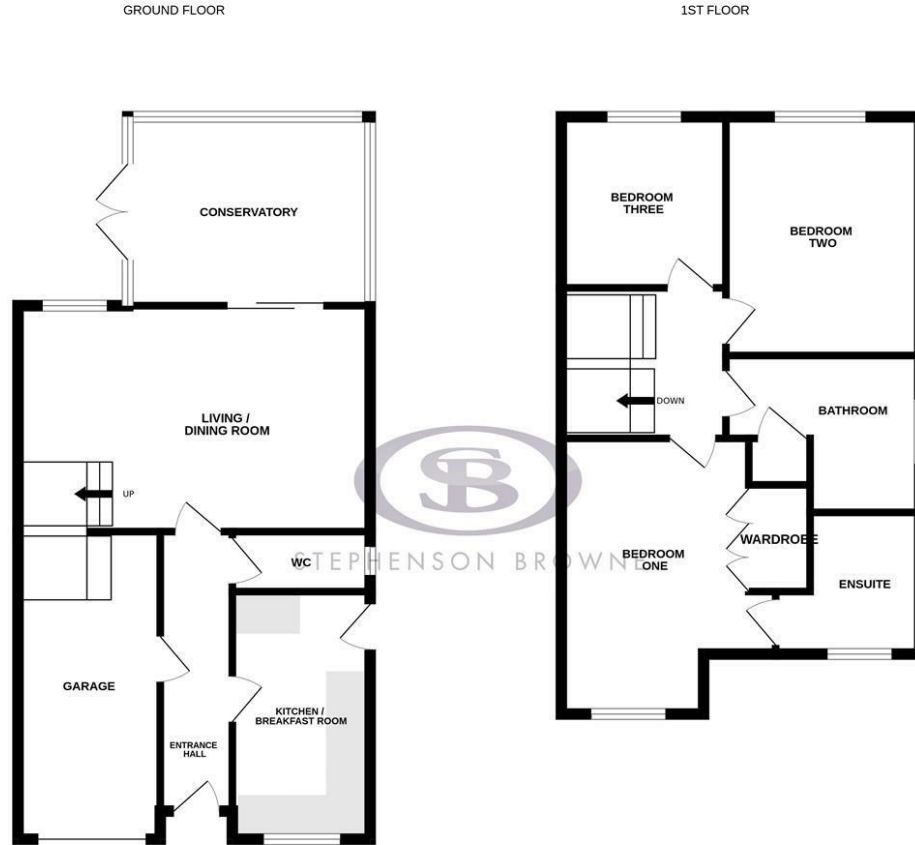


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Viewing

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

Floorplans

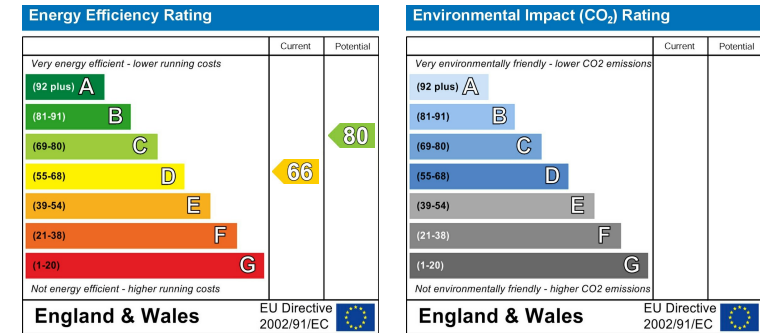


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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