STEPHENSON BROWNE

Price Close, Sandbach

CW11 3JY

3 2 1 B

Offers In The Region Of
£250,000

DESCRIPTION

Originally constructed by Taylor Wimpey to their popular 'Gosford' design, this well-presented three-bedroom freehold home is situated on the popular Albion Lock development in Moston, Sandbach. Offering spacious and well-planned accommodation, the property is an ideal choice for first-time buyers, small families or those looking for a modern home in a popular location.

The accommodation briefly comprises an entrance hall, spacious living room, downstairs WC and an open-plan kitchen diner. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. There is also a useful storage cupboard and wardrobes.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, while to the rear is a private enclosed garden with access and attractive open views over fields. The property also benefits from an EPC rating of B and remains nearly new.

Sandbach is a popular South Cheshire market town offering a wide range of shops, restaurants, cafés and everyday amenities. The area also provides excellent commuter links, with easy access to the M6 at Junction 17, Sandbach railway station and nearby Crewe mainline station, with Manchester and London easily accessible.

Early viewing is highly recommended to appreciate this excellent home. Call now to arrange your viewing.

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ROOM DESCRIPTIONS

Living Room
12'2" x 13'11"

Kitchen Diner
15'6" x 9'4"

W C
3'4" x 6'0"

Bedroom One
12'2" x 9'3" to the maximum

Ensuite
5'5" x 5'5"

Bedroom Two
10'10" x 8'8"

Bedroom Three
6'7" x 11'7"

Bathroom
5'6" x m 6'7"

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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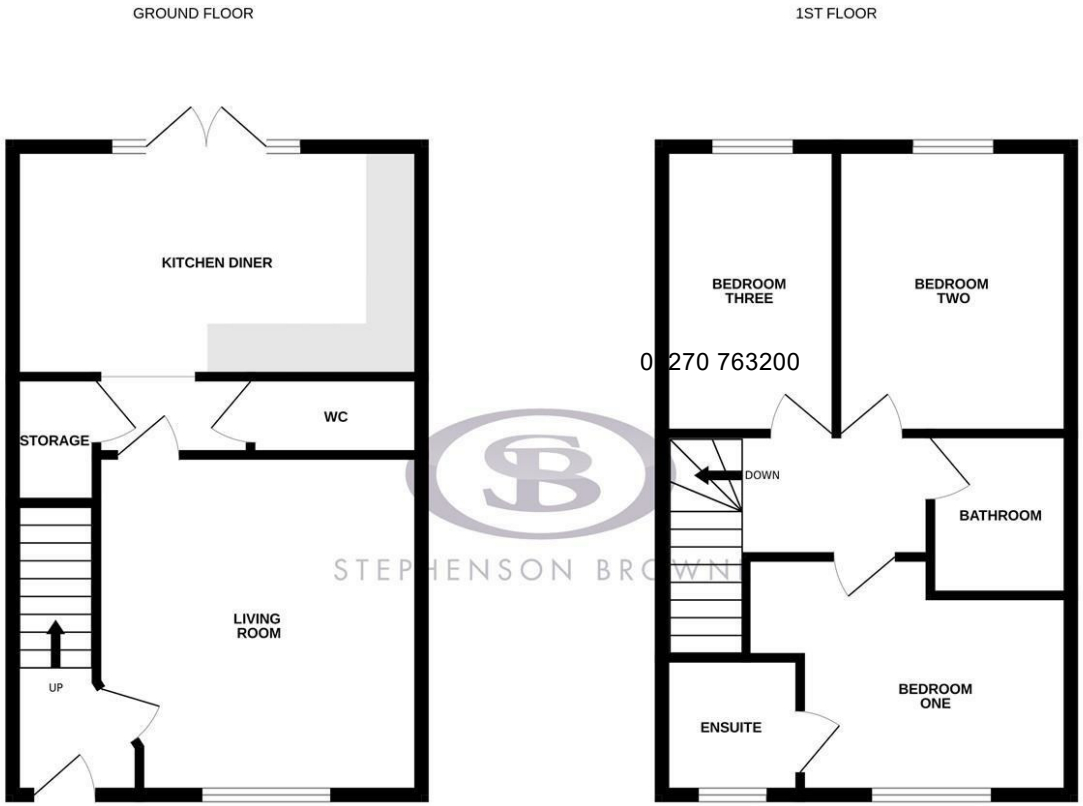
Floorplans



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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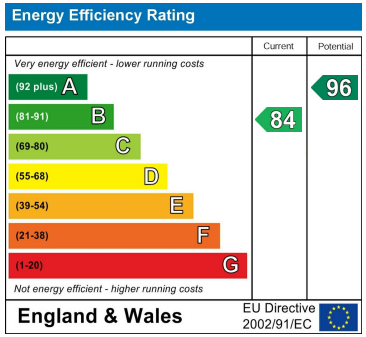
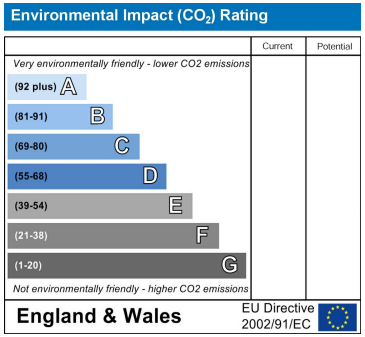
Area Map

EPC Rating





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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www.stephensonbrowne.co.uk