



## 11 Lightley Close

CW11 4QE

**Offers In The Region Of £240,000**



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STEPHENSON BROWNE



Ideal first time purchase! A wonderful semi-detached home, tucked away in a quiet spot on the Lightley Close cul-de-sac, perfect for direct access into Sandbach town, walking distance to the local high schools and close to commuting links.

Opening with a brand new composite front door that accesses a separate entrance hallway with stairs to the first floor and access into the principal rooms. Well appointed front aspect living room with UPVC bay window fronting. Fully open plan kitchen diner on the rear aspect, French doors leading directly out onto the garden patio, complete with a range of wall and base units with work surfaces over. Separate utility area with further access onto the garden and a downstairs WC.

Three well sized bedrooms to the first floor, two of which are well sized doubles with the secondary bedroom on the front aspect presently utilised as a dressing room. Three piece modern fitted family bathroom with shower over the bath.

Externally, the home is fronted by paved driveway parking for two vehicles. Generous rear garden, laid mostly to patio paving with a centrally located lawn, gated side access.

Great for first time buyers and those looking to downsize.





**Entrance Hallway**

11'0" x 6'6"

**Living Room**

12'10" x 10'4"

**Kitchen Diner**

19'10" x 11'11"

**Utility Room**

7'1" x 4'10"

**Downstairs WC**

6'4" x 4'10"

**Landing**

9'10" x 7'11"

**Bedroom One**

11'11" x 11'6"

**Bedroom Two**

11'7" x 10'5"

**Bedroom Three**

9'8" x 6'10"

**Bathroom**

7'10" x 5'4"

**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.





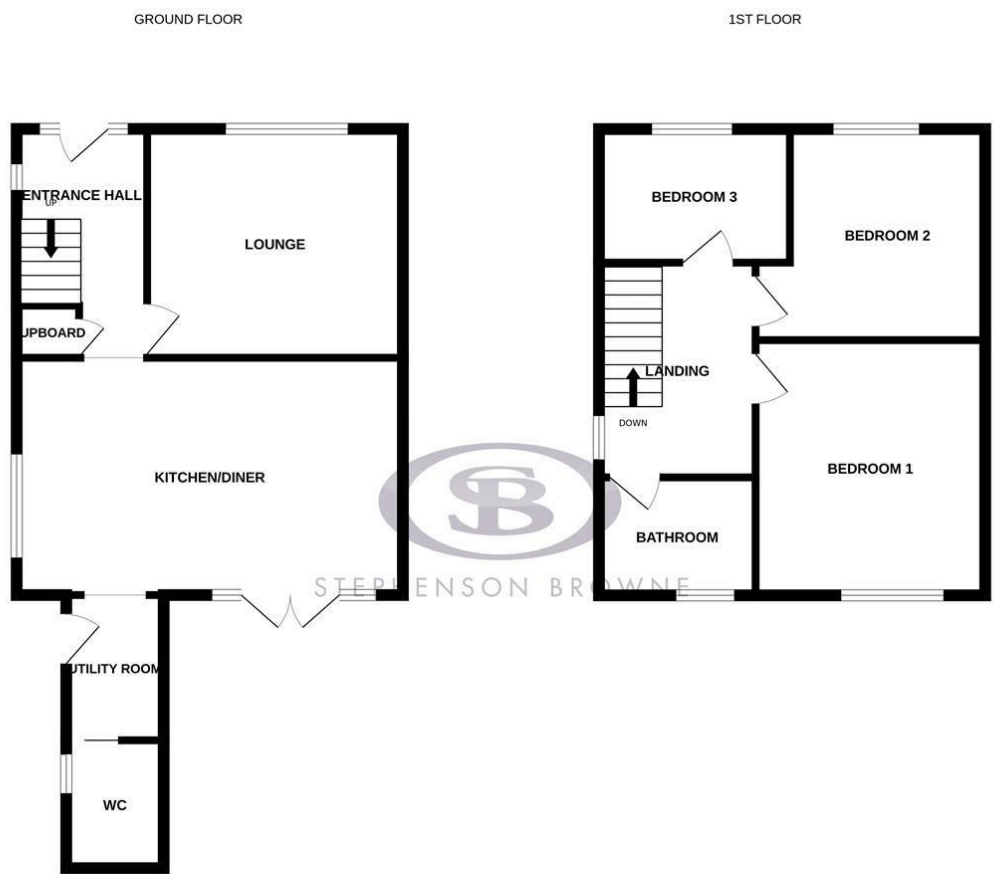
- Semi-Detached House
- Three Bedrooms
- Front Aspect Lounge
- Generous Open Plan Kitchen Diner
- Separate Utility Room
- Downstairs WC
- Three Piece Family Bathroom
- Driveway Parking
- Enclosed Private Rear Garden
- Cul-De-Sac Location





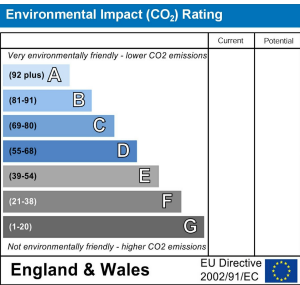
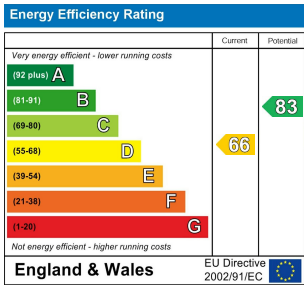


Floor Plan



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



Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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