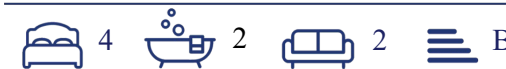




STEPHENSON BROWNE

**Morgan Road, Moston,
Sandbach**
CW11 3EQ



Offers Over £350,000

DESCRIPTION

Situated on the ever-popular Morgan Road in Moston, this exceptional four-bedroom detached family home offers spacious, high-specification accommodation throughout and occupies a desirable set-back position, providing an attractive frontage and enhanced privacy.

Boasting an impressive EPC rating of B, the property has been thoughtfully designed for modern family living, with well-proportioned rooms, quality finishes and ample storage throughout. The accommodation comprises four generous bedrooms, including a principal bedroom with ensuite facilities, alongside a contemporary family bathroom and a convenient downstairs WC. Fitted wardrobes and excellent built-in storage further enhance the practicality of the home.

Externally, the property continues to impress. A driveway provides off-road parking and leads to an attached garage, while to the rear is a private, enclosed and recently landscaped low-maintenance garden, perfect for families and those who enjoy outdoor entertaining. A particular highlight is the superb heated garden pavilion with burner grill, creating a versatile space that can be enjoyed throughout the year.

The location is equally appealing, positioned at the sought-after Albion



Locks development and benefiting from pleasant canalside walks nearby. A range of local amenities, schools and transport links are just a short drive away, making this an ideal choice for growing families and commuters alike.

Combining stylish accommodation, excellent outdoor space and a highly convenient location, this outstanding detached home represents a fantastic opportunity. Early viewing is highly recommended to fully appreciate everything this property has to offer.



ROOM DESCRIPTIONS

Living Room

10'5" x 15'7"

Kitchen Diner Family Area

9'8" x 25'11"

WC

2'10" x 5'6"

Bedroom One

9'11" x 14'1"

Ensuite

2'1" x 5'1"

Bedroom Two

10'9" x 11'8"

Bedroom Three

9'11" x 11'7"

Bedroom Four

8'2" x 8'5"

Bathroom

6'9" x 9'1"

Garage

8'0" x 16'4"

Tenure

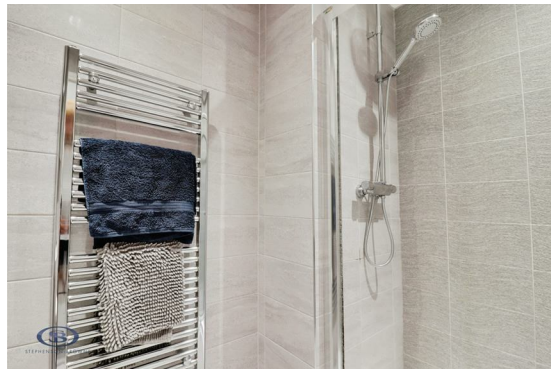
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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.





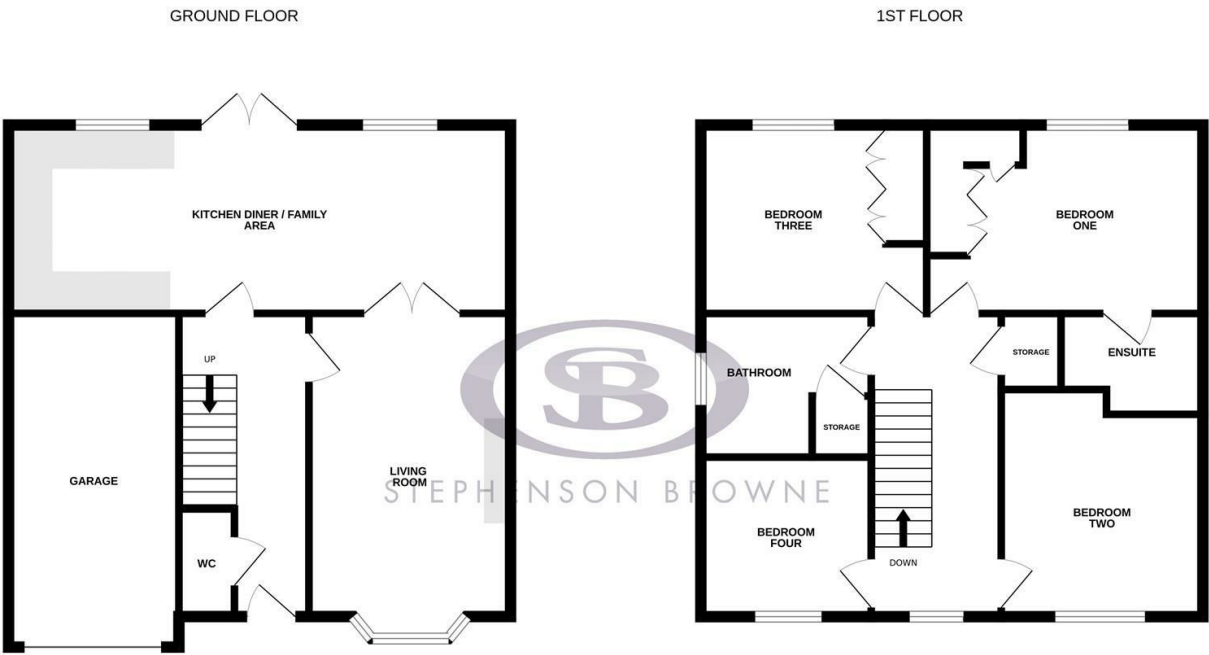


STEPHENSON BROWNE

Viewing

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

Floorplans

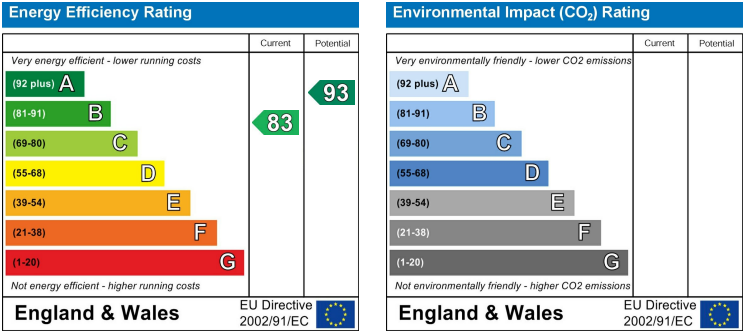


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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