



64 PADDOCK ROAD, SANDBACH, CW11 3SN

ASKING PRICE £450,000



STEPHENSON BROWNE

Welcome to Paddock Road, a stunning modern detached family home offering the perfect blend of comfort, convenience, and style. With no onward chain, this property is ready for you to move straight in without delay, so you can start enjoying the best of what it has to offer.

This home boasts a spacious and light-filled open-plan dining kitchen—ideal for family gatherings or entertaining friends. The lounge is a great size and has a bay window, allowing all the light to flow through. The property includes four generously-sized bedrooms, making it perfect for family life or those needing extra space for a home office or dressing room. The principal bedroom enjoys the luxury of an ensuite, while the well-appointed family bathroom serves the remaining rooms. A convenient downstairs WC adds to the home's practical layout.

Outside, the property continues to impress, with an integral garage, driveway parking, and the rear garden which is an oasis of peace, ideal for relaxing in the afternoon sun or hosting summer BBQs.

Location couldn't be better — the home is within walking distance of Sandbach train station, making commuting to surrounding cities like Manchester and Crewe a breeze. The area is also well-served by excellent local schools, making it a fantastic choice for families. Sandbach town centre, with its vibrant amenities, is just a short stroll away, adding even more convenience to this already exceptional location.

This is a rare opportunity to acquire a fantastic family home in a highly sought-after area. With no onward chain, great local schools, and superb transport links, this property is a must-see! Don't miss your chance to make it yours.



Entrance Hall

10'10" x 6'5"

Storage cupboard.

Living Room

16'3" x 10'9"

**Kitchen Diner**

21'7" x 12'2"

Storage cupboard.

Utility

6'7" x 5'9"

WC

5'9" x 3'0"

Landing

13'5" x 5'11"

Two storage cupboards.

Bedroom One

14'6" x 10'10"

Fitted wardrobes.

Ensuite

6'7" x 4'2"

Bedroom Two

14'3" x 9'10"

Bedroom Three

11'11" x 10'9"

Bedroom Four

9'10" x 9'8"

Bathroom

6'8" x 5'7"

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?

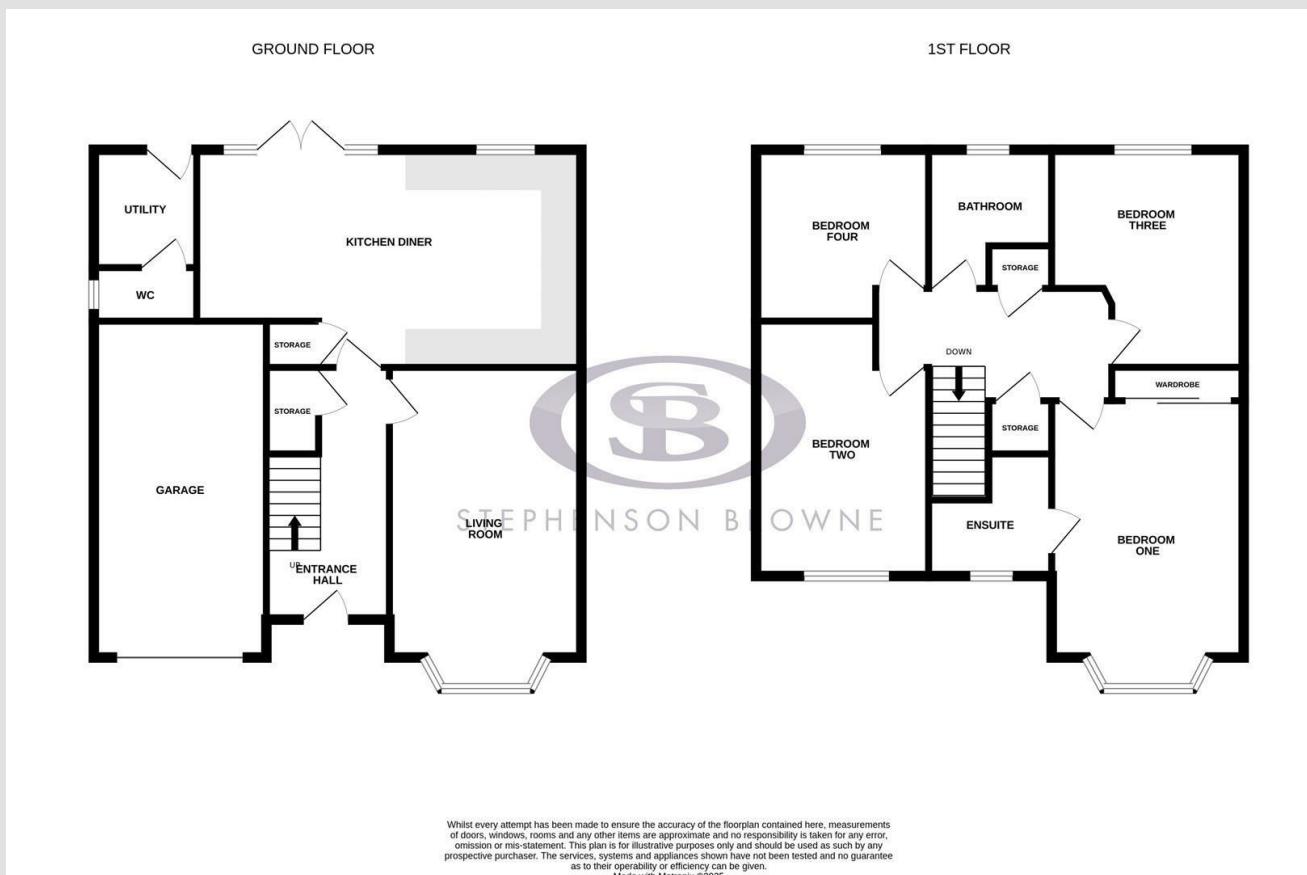
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



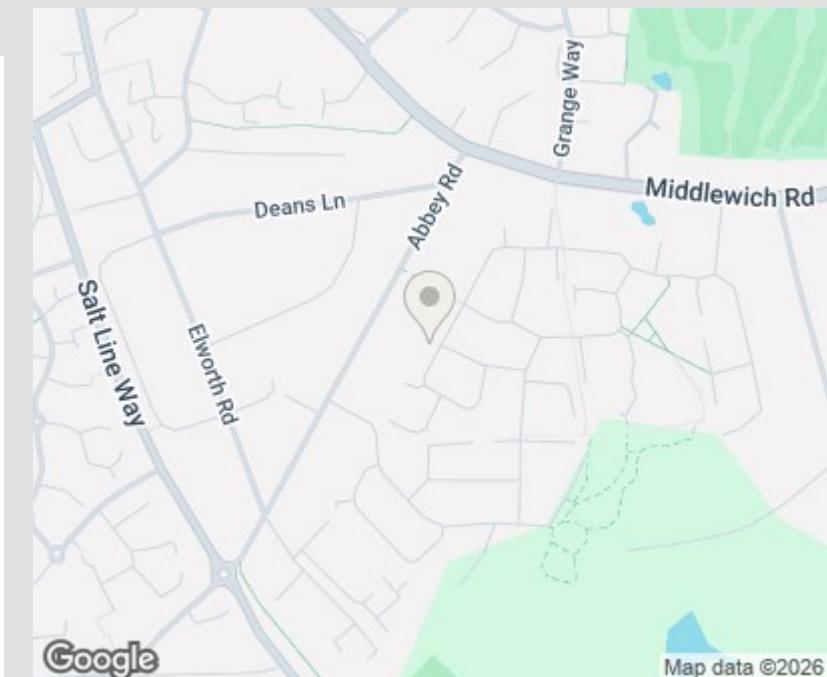




Floor Plan



Area Map



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

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

Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64