



STEPHENSON BROWNE

Brookmere Close, Sandbach

CW11 1XT



Offers Over £150,000

Description

A RETIREMENT BUNGALOW IN A QUIET CUL-DE-SAC – NO ONWARD CHAIN

Situated on the retirement development of Brookmere Close in Sandbach, this true bungalow offers a fantastic opportunity for those looking for comfortable and convenient single-storey living. Set within a quiet cul-de-sac, the property enjoys a peaceful, maintained, residential position.

The property is well presented and cared for throughout, offering a home that is ready for its next owner to move straight into and enjoy. The layout provides easy access to all of the accommodation on one level, making it an appealing choice for those looking to downsize, retire or simply enjoy the convenience of single-storey living.

A particularly attractive feature is that the property is offered for sale with no onward chain, helping to provide a straightforward purchase for the successful buyer. There is also ample storage, offering plenty of useful space for household belongings and helping to keep the living accommodation practical and uncluttered.

Externally, the property benefits from a low-maintenance garden, providing an enjoyable outdoor space without requiring extensive upkeep. The property also comes with resident parking, adding further convenience to the home.

The property also has an EPC rating of C and is within Council Tax Band B, providing useful information for prospective purchasers when considering the ongoing costs of the property.

Located in the sought-after market town of Sandbach, Brookmere Close provides a pleasant residential environment while remaining within easy reach of local shops, amenities and transport links. Combining its true bungalow accommodation, quiet cul-de-sac position, resident parking, low-maintenance garden, ample storage and no onward chain, this is a property that is sure to appeal to a wide range of buyers.

Early viewing is highly recommended to fully appreciate all that this well-presented bungalow has to offer.



Room Descriptions

Living Room

15'2" x 11'10"

Kitchen

11'10" x 7'9"

Bedroom One

10'5" x 8'9"

Bedroom Two

9'8" x 6'11"

Bathroom

6'10" x 5'6"

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.

Purchasers are required to be 60 years of age or older in order to qualify for residency through The Riverside Housing Association. We would also recommend purchasers to consider the terms and conditions of the management company prior to completion of sale.

There is a monthly service charge of approx. £132 which covers gardening, window cleaning, and external maintenance of the property and communal areas.

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?

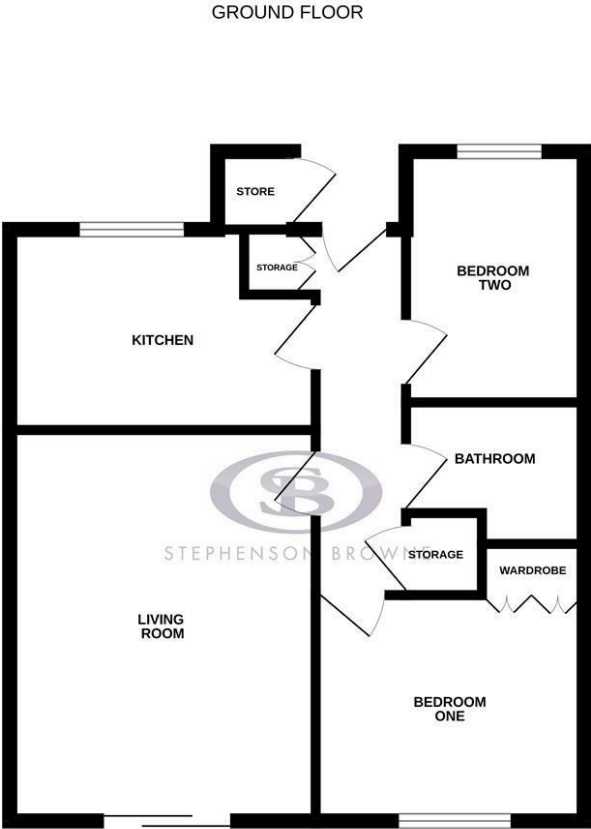
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200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

Service Charge

The monthly service charge is £132.53 and this includes communal gardening and landscaping/gutter cleaning/electricity/window cleaning. Helpline maintenance, repairs, sinking fund contributions, other cyclical contributions, cyclical redecoration contributions, insurance, management fee, audit fee and personal maintenance charge. This is payable to Riverside Housing Association.



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 is given to their operability or efficiency can be given.
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Viewing

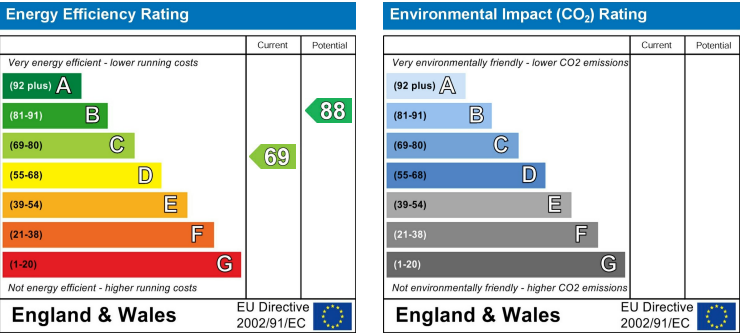
Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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

Area Map



EPC Rating



T: 01270 763200 E: sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk