STEPHENSON BROWNE

Latham Road, Sandbach

CW11 4PJ

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£230,000

DESCRIPTION

An excellent opportunity to acquire this beautifully presented three-bedroom semi-detached family home, ideally situated on the popular Latham Road and perfectly positioned within walking distance of Sandbach Town Centre. Offering spacious and versatile accommodation throughout, this property is ideal for first-time buyers, young families, or those seeking a convenient location close to a wealth of local amenities.

The property has been thoughtfully renovated and features a bright, open-plan living / dining space that creates a wonderful environment for both everyday family life and entertaining. The modern family bathroom complements the well-proportioned accommodation, while the three spacious bedrooms provide comfortable living for growing families.

Externally, the home benefits from driveway parking to the front and a low-maintenance rear garden, allowing more time to enjoy the outdoor space without the burden of extensive upkeep. Useful outbuildings offer additional storage and flexibility for a variety of uses.

The location is a particular highlight, with Sandbach Town Centre just a short walk away, providing access to an excellent selection of shops, cafés, restaurants and leisure facilities. Families will appreciate the proximity to highly regarded schools, while commuters can take advantage of the excellent transport links available nearby.

This is a fantastic opportunity to purchase a move-in-ready home in a sought-after location, combining modern living with convenience and practicality.

Council Tax Band: B.

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ROOM DESCRIPTIONS

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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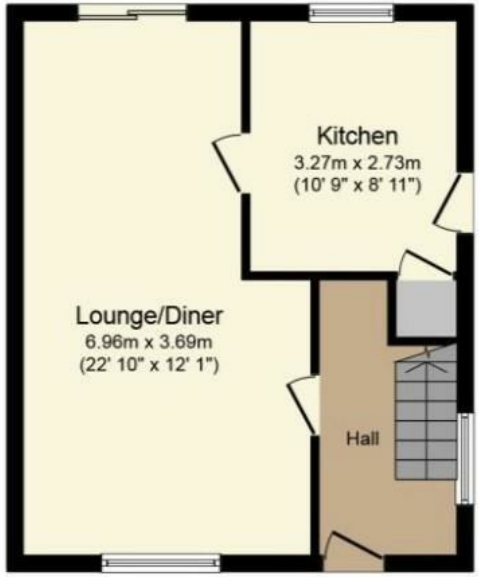
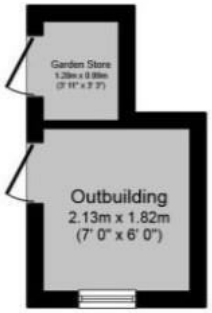
Floorplans



Ground Floor

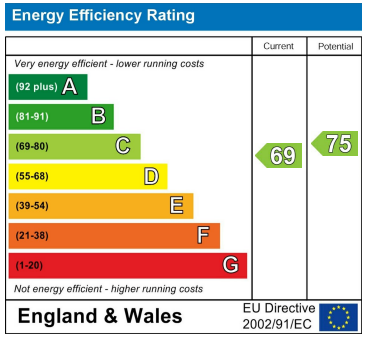
First Floor

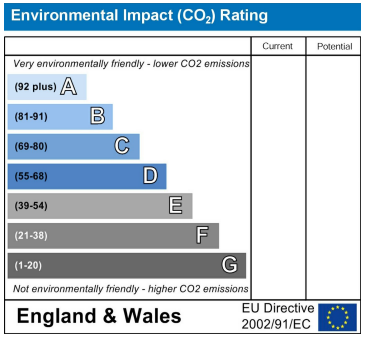


Outbuilding

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