




STEPHENSON BROWNE
FOR SALE
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01270 763200



STEPHENSON BROWNE

**Mellors Field Close,
Sandbach**
CW11 1TT



Offers Over £290,000



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Description

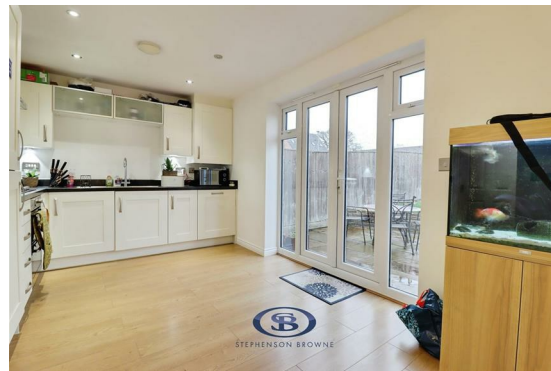
Offered for sale with no onward chain, this well-presented semi-detached family home is located on the popular Mellors Field Close and enjoys an open outlook to the front over Sandbach Rugby Club.

The accommodation is thoughtfully laid out and ideal for modern family living. The property offers three generously sized bedrooms, all of which have comfortably accommodated double beds. The principal bedroom benefits from a private en-suite shower room and fitted wardrobes, while the remaining two bedrooms are served by a well-appointed family bathroom. Additional storage enhances practicality throughout the home.

On the ground floor, the welcoming entrance hall leads to a bright and spacious living area, perfect for both relaxing and entertaining. The contemporary kitchen features integrated appliances and ample storage, complemented by a downstairs WC for added convenience.

Externally, the property continues to impress. To the front, there is driveway parking, while to the rear you'll find a private, enclosed and low-maintenance garden, ideal for families, entertaining, or simply enjoying some outdoor space with minimal upkeep.

The location is a real highlight. The home is within walking distance of Sandbach Town Centre and a selection of highly regarded schools, making it ideal for families. Excellent transport links are close at hand, with convenient access to local road networks and a short drive to Junction 17 of the M6, ensuring easy commuting to surrounding towns and cities.



A fantastic opportunity to purchase a move-in-ready family home in a sought-after location—early viewing is highly recommended.

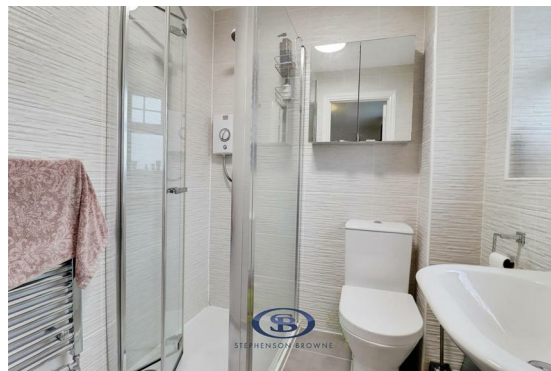


Viewing

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



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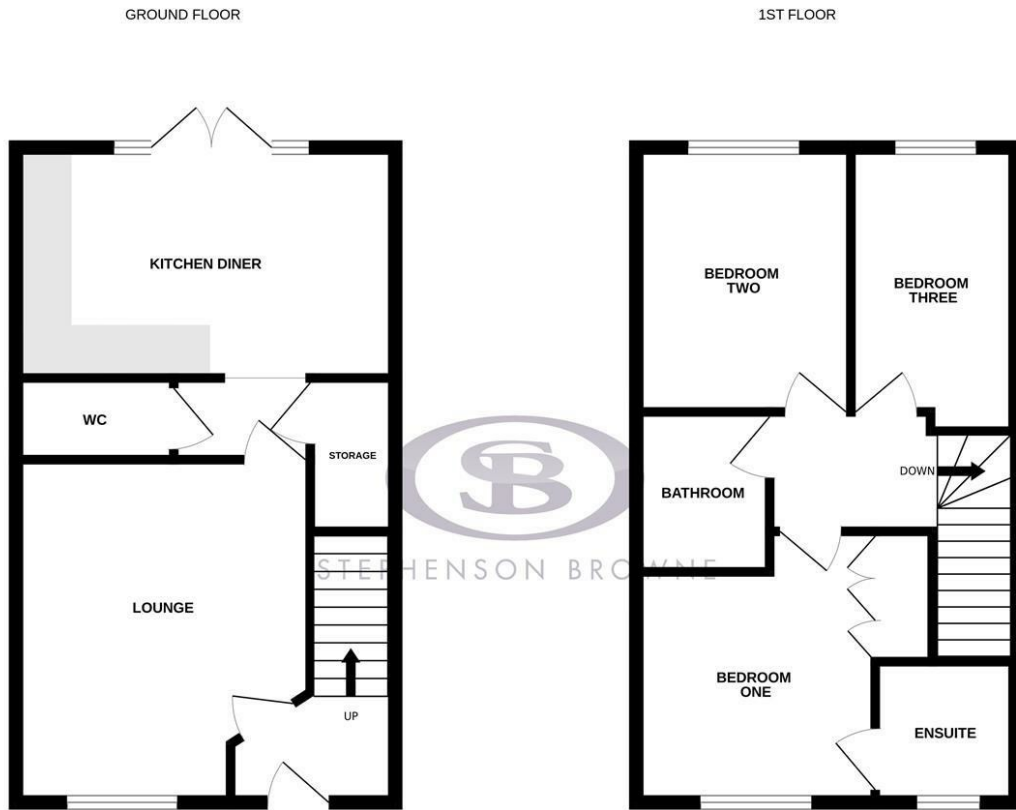




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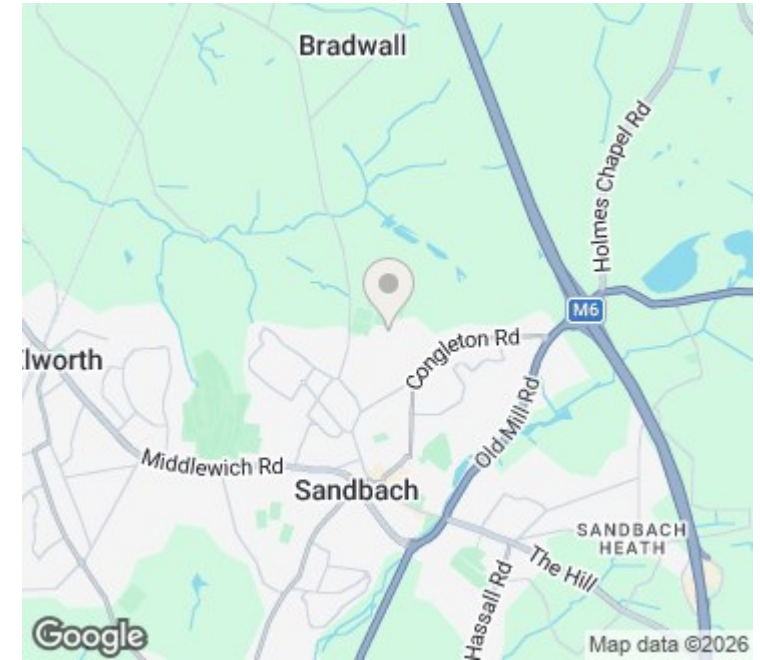


Floorplans



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	

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