



STEPHENSON BROWNE

Barnton Way, Sandbach

CW11 3DF



Asking Price £250,000

Description

Situated within a popular residential area of Sandbach, this well-maintained three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or those looking to downsize.

The property benefits from driveway parking and is located within a modern development, providing a pleasant setting with excellent access to local amenities, schools and transport links. Internally, the home features a bright and spacious open-plan living layout, creating an excellent space for both everyday family life and entertaining.

To the first floor are three generously sized bedrooms, served by a contemporary family bathroom, while the principal bedroom benefits from an en-suite shower room. A convenient downstairs WC adds further practicality to the accommodation.

Externally, the property enjoys a private enclosed rear garden designed for low-maintenance living, offering an ideal outdoor space to relax and entertain throughout the year.

Further benefits include a recently serviced boiler and a well-presented interior throughout.

Early viewing is highly recommended to appreciate all that this fantastic home has to offer.



Room Descriptions

Kitchen

9'3" x 7'11"

Living / Dining Room

16'7" x 15'6"

Bedroom One

12'10" x 10'2"

Ensuite

6'7" x 5'0"

Bedroom Two

10'2" x 8'10"

Bedroom Three

10'2" x 6'5"

Bathroom

6'11" x 6'3"

Estate Charges

The estate is managed by A Dandy Wren - the fee varies but we have just received the next invoice 1st July until 31st December and the total £85.03

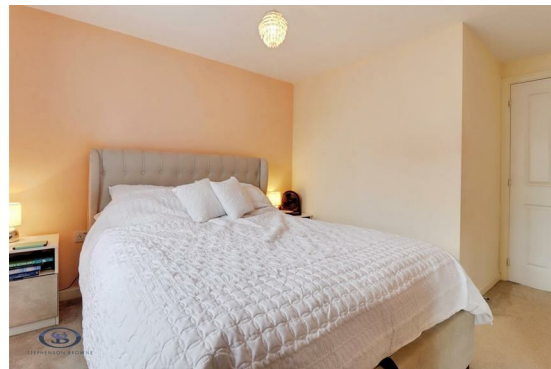
Tenure

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.

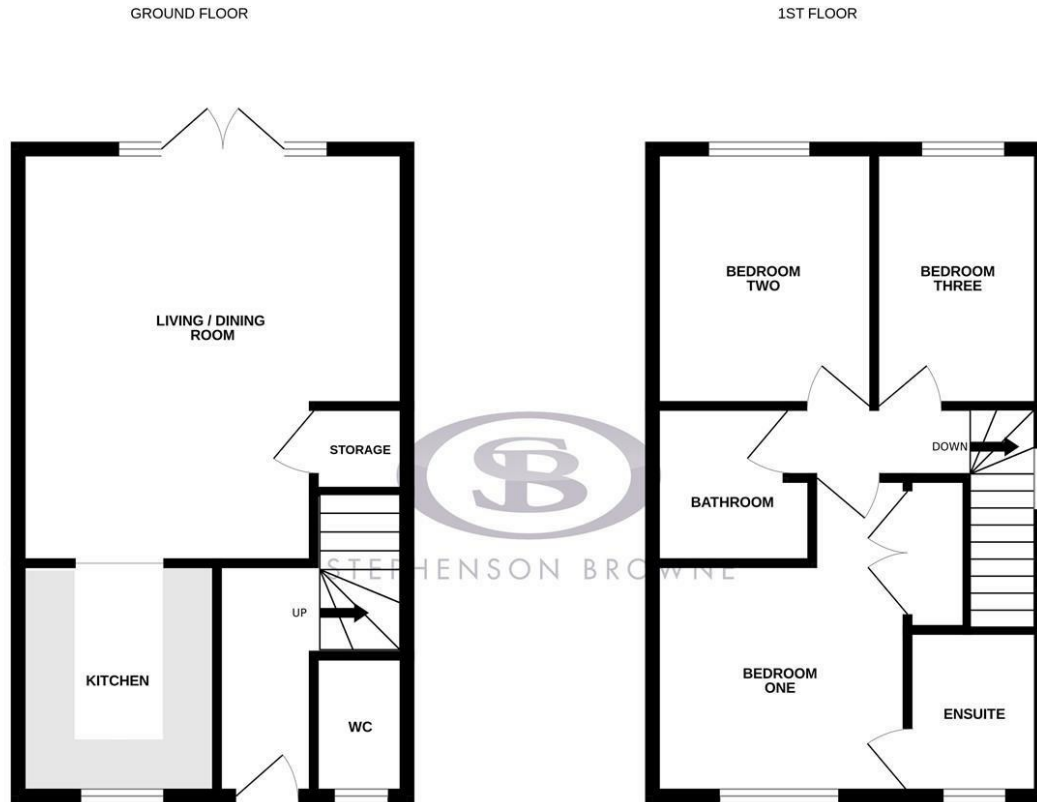
Why Choose SB Sandbach To Sell Your Property?



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.



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95		(92 plus) A		
(81-91) B		83		(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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**

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www.stephensonbrowne.co.uk