



12 Brookmere Close
CW11 1XT
Asking Price £120,000



2



1



1



Forming part of a mews this over 60's attractive and most appealing bungalow enjoys an established cul-de-sac location within a highly regarded and much sought after residential area. The bungalow forms part of Brookmere Close a retirement complex conveniently situated for shops and local amenities.



Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

ACCOMMODATION

Entrance Hall

UPVC double glazed door with frosted panels, ceiling light point, access to loft space, radiator, storage cupboard, storage cupboard housing hot water tank, doors to all rooms.

Kitchen

7'11" x 10'11"
Good range of cream wall and base units with contrasting work surface over, inset one and a half bowl stainless steel sink unit with mixer tap and drainer, space for electric cooker with extractor fan over, space and plumbing for washing machine, space for tall fridge freezer, wall mounted Baxi gas boiler, UPVC double glazed window to front elevation, tiled surround, tile effect vinyl flooring, ceiling light point, radiator.

Lounge

12'1" x 15'5"

Ceiling light point, radiator, UPVC double glazed sliding door leading out to garden, gas fire with tiled surround and wooden mantle, TV point.

Bedroom One

9'3" x 10'5"

Ceiling light point, radiator, UPVC double glazed window to rear elevation, fitted over bed storage cupboards and wardrobes, TV point.

Bedroom Two/Dining room

6'10" x 9'7"

UPVC double glazed window to front elevation, radiator, ceiling light point

Bathroom

7'2" x 5'7"

Low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, tiled surround, tiled flooring, radiator, extractor fan, ceiling light point, shaver point.

OUTSIDE

Front

Allocated parking, lawn area, pathway leading up to front door, storage shed.

Rear

Patio area, raised lawn rear, gate at the rear, garden shed, well stocked flower beds and shrubbery, fence and brick boundaries.

N.B.

We would point out that purchasers are required to be 60 years or older in order to qualify for residency through Riverside Housing Association. We would also recommend purchasers to consider the terms and conditions of the management company prior to entering into a contract.

AML Disclosure - Sandbach

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?

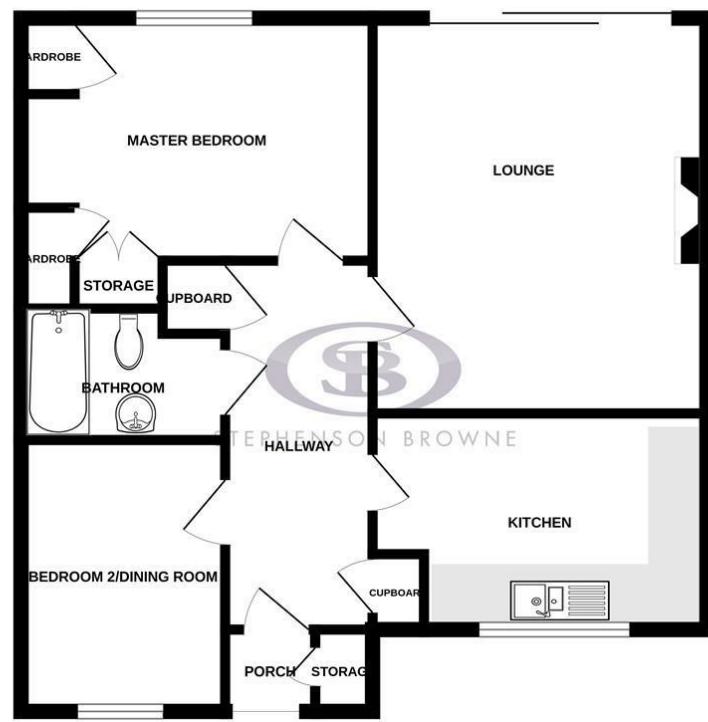
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200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



- Freehold
- Over 60's Property
- Two Bedrooms
- Private Rear Garden
- Allocated Parking
- Quiet Cul-De-Sac
- No Onward Chain
- True Bungalow

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate, whilst dimensions are given in feet and inches, they are not exact. There may be some 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.

Mode with Kerkyre ©2023

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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 if you wish to arrange a viewing appointment 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 item; (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