



STEPHENSON BROWNE

Barnton Way, Sandbach

CW11 3DF



£260,000

DESCRIPTION

Situated within the sought-after modern development of Barnton Way in Wheelock, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for growing families and first-time buyers alike. Offered to the market with no onward chain, the property is ready for immediate occupation.

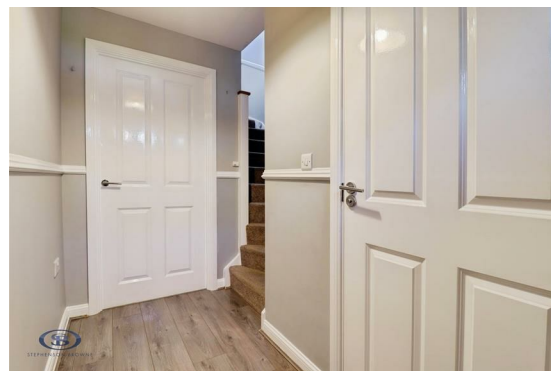
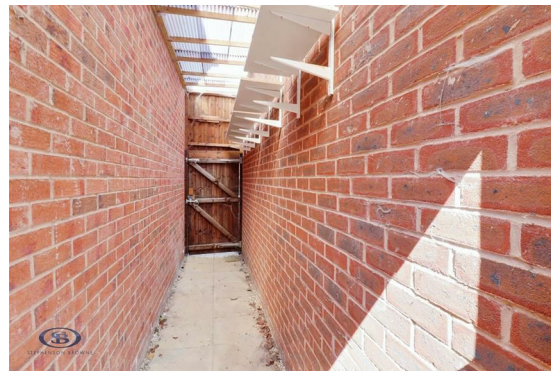
The accommodation briefly comprises a welcoming entrance hall, convenient downstairs WC, and a superb open-plan living space designed for modern family living and entertaining. The contemporary layout provides ample room for both lounge and dining areas, with direct access to the private rear garden.

To the first floor, there are three generous bedrooms, including a spacious principal bedroom benefitting from its own ensuite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys driveway parking to the front along with a detached garage and adjoining storage shed, providing excellent storage solutions. To the rear is a private, spacious and enclosed garden, ideal for children, pets, and outdoor entertaining.

Located within a popular residential area, the property offers excellent access to local amenities, schools, transport links and nearby countryside walks, combining convenience with a peaceful setting.

Early viewing is highly recommended to fully appreciate the space, presentation and superb location this fantastic family 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"

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.

Estate Charge

Freehold . Service charge £170 per year (£85 x2)

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.

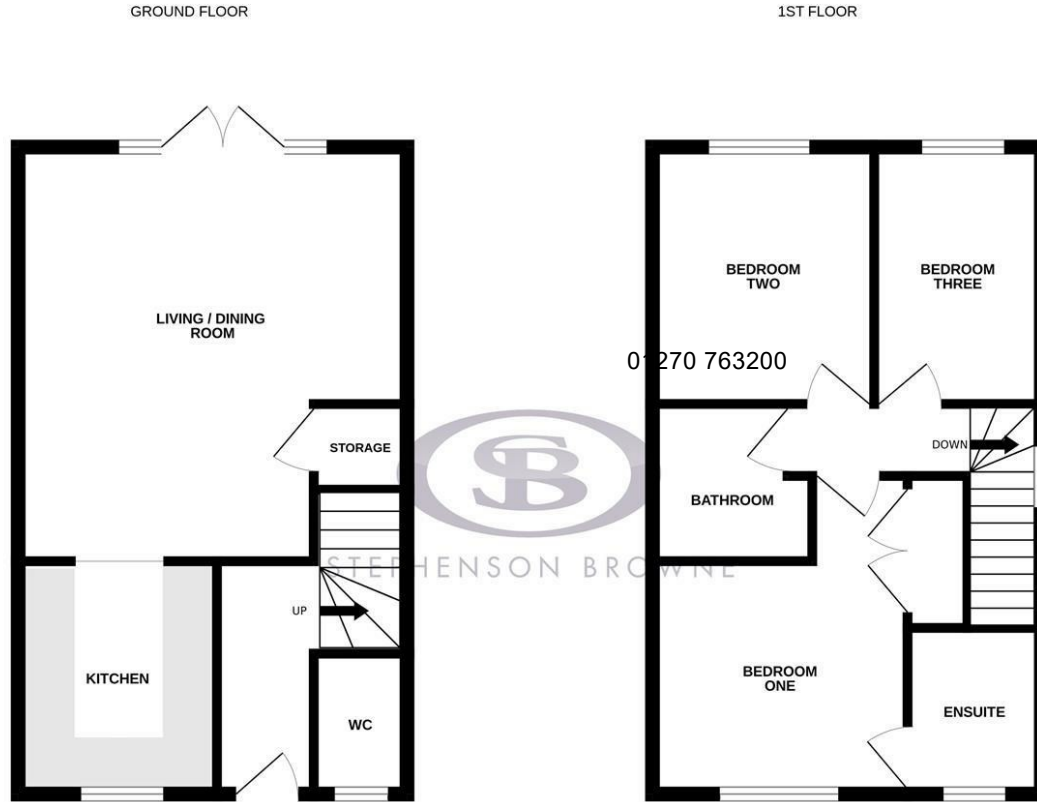
Why Choose SB Sandbach To Sell Your Property?

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		77	
(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 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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