



STEPHENSON BROWNE

## Newfield Street, Sandbach

CW11 1HE



Asking Price £215,000



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## Description

A fantastic opportunity to secure this well presented two double bedroom semi-detached home, ideally positioned on the ever-popular Newfield Street in the heart of Sandbach.

Perfectly suited to first-time buyers, this home combines space, style and an unbeatable location. Just a short stroll from Sandbach Town Centre, Sandbach Park and a selection of highly regarded schools, everything you need is right on your doorstep.

Step inside and you're welcomed by a bright and spacious living room – the perfect place to relax and unwind. To the rear, the impressive open plan kitchen diner creates a real hub of the home, ideal for entertaining, dining and everyday living.

Upstairs, you'll find two generous double bedrooms, both offering excellent space and versatility, along with ample storage throughout to keep everything neatly tucked away.

Externally, the property truly shines with beautifully maintained front and rear gardens – perfect for enjoying sunny days, gardening or simply relaxing outdoors.

With council tax band B and a highly desirable central location, this is a home that ticks all the boxes.

Early viewing is highly recommended – this one won't stay on the market for long!



# Room Descriptions

## Living Room

14'8" x 11'11"

## Kitchen Diner

15'3" x 8'4"

## Bedroom One

15'2" x 8'8"

## Bedroom Two

11'5" x 8'6"

## Bathroom

6'5" x 5'5"

## 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.

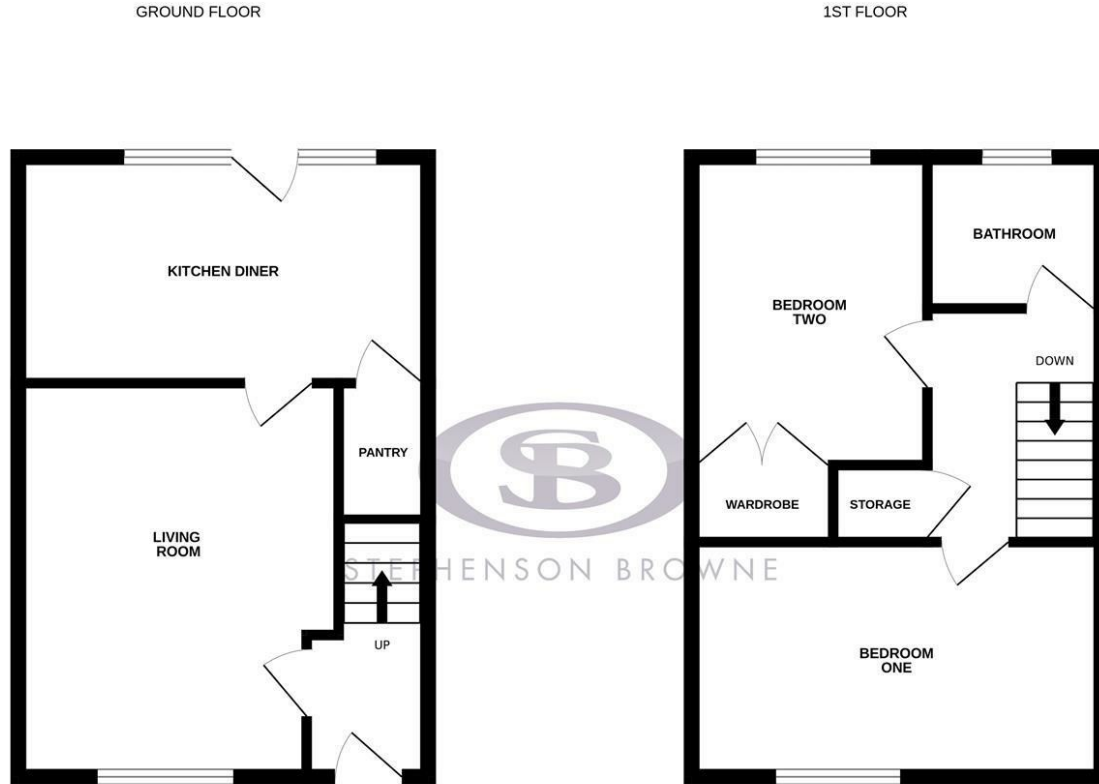
## Why Choose SB Sandbach To Sell Your Property?

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.



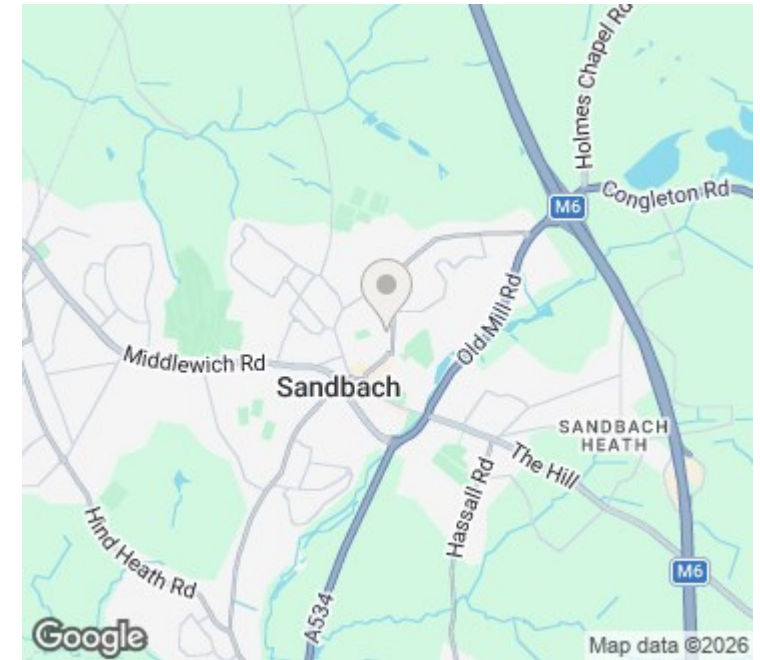


# Floorplans



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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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](http://www.stephensonbrowne.co.uk)