



  
STEPHENSON BROWNE  
FOR SALE  
www.stephenbrowne.co.uk  
01273 763200

15 ROSE WAY, SANDBACH, CHESHIRE, CW11 4AB

OFFERS IN THE REGION OF £280,000



STEPHENSON BROWNE



Welcome to Rose Way in Sandbach. This delightful three-bedroom detached family home offers a perfect blend of modern living and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle in a vibrant community.

As you enter, you are greeted by a bright and airy living room that boasts a lovely outlook, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the modern open-plan kitchen diner, which is ideal for family gatherings and entertaining guests. This space is complemented by a separate and spacious utility room, providing ample storage and functionality.

The property features two well-appointed bathrooms, including an ensuite for the main bedroom, ensuring comfort and privacy for all family members. Additionally, a convenient WC is located downstairs, enhancing the practicality of the home.

Outside, you will find driveway parking, along with an enclosed private rear garden that offers a peaceful retreat for relaxation or outdoor activities. The garden is perfect for children to play or for hosting summer barbecues with friends and family.

Situated within walking distance to Sandbach town centre, this home is ideally located for easy access to local amenities, shops, and schools. Whether you are a growing family or looking to downsize, this property is a wonderful choice for those seeking a modern lifestyle in a friendly neighbourhood. Don't miss the chance to make this lovely house your new home.





**Entrance Hall**

7'5" x 5'2"

**Living Room**

17'8" x 10'10"

**Kitchen Diner**

17'8" x 9'10"

A range of wall and base units with worksurface over. Four ring gas hob, electric oven and grill, extractor hood above. Integrated fridge / freezer. Space for a large dining table. Double aspect windows.

**WC**

4'7" x 4'3"

**Utility**

8'1" x 7'6"

Fitted cupboard unit, storage cupboard, worksurface. Space and plumbing for washing machine and tumble dryer.

**Bedroom One**

17'8" x 10'10"

Fitted wardrobe.

**Ensuite**

6'6" x 4'11"

**Bedroom Two**

9'8" x 7'11"

Fitted wardrobe. Double aspect windows.

**Bedroom Three**

7'8" x 7'6"

**Bathroom**

7'7" x 5'6"

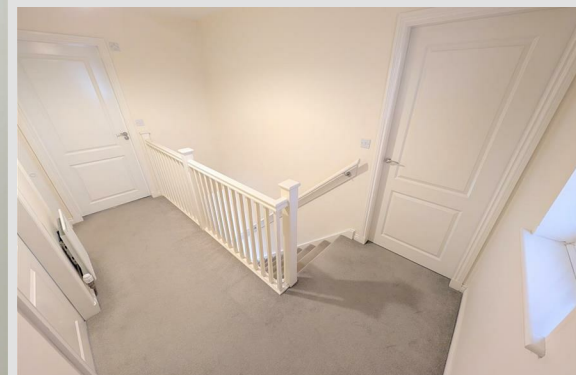
**Landing**

12'9" x 7'1"

Storage cupboard





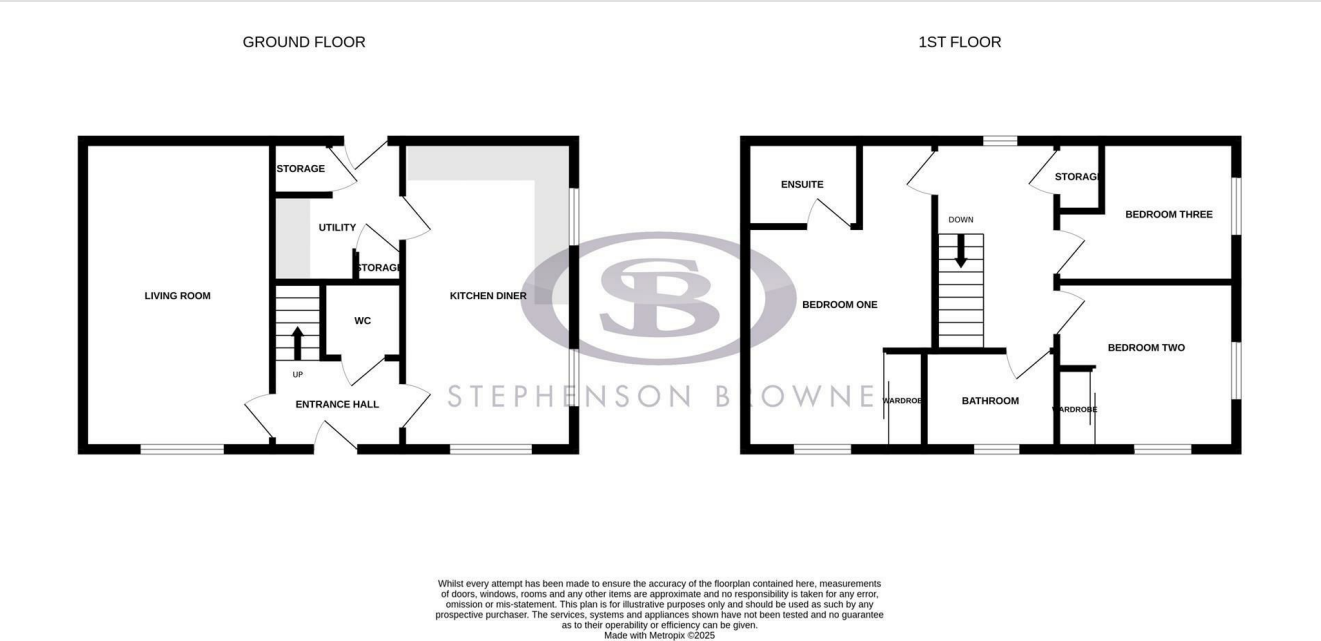




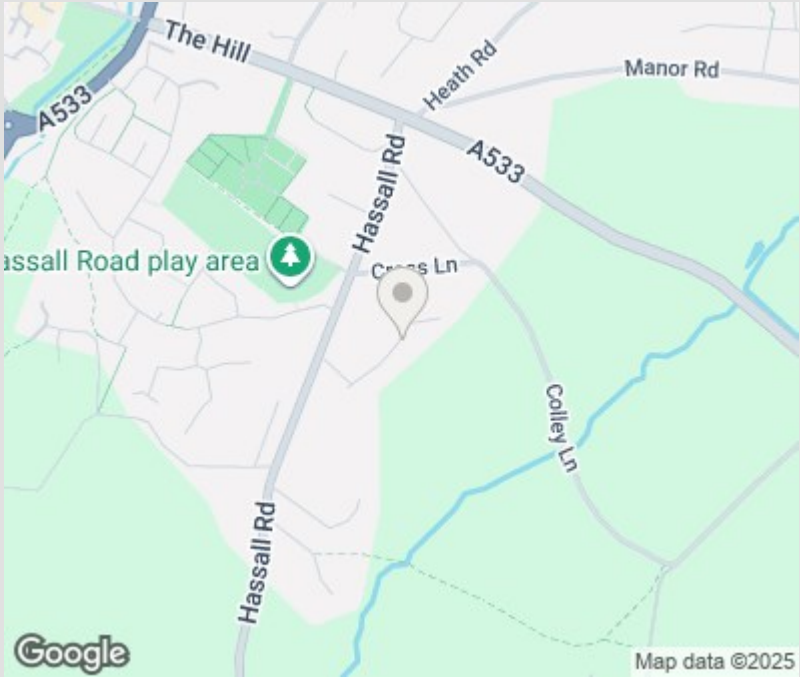




Floor Plan



Area Map



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) A		90	(92 plus) A		94
(81-91) B			(81-91) B	84	
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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