



STEPHENSON BROWNE

**Fairfield Avenue,
Sandbach**
CW11 4BP



Asking Price £275,000

DESCRIPTION

Located in a highly sought-after residential area close to excellent schools, local amenities and the town centre, this beautifully presented three-bedroom semi-detached home offers the perfect blend of traditional charm and modern living.

Set behind a generous brick-paved driveway providing ample off-road parking, the property has been thoughtfully updated throughout to create a stylish and welcoming family home ready to move straight into.

The accommodation briefly comprises an inviting entrance hall, a spacious open-plan lounge/diner with feature electric fire and patio doors opening onto the rear garden, and a high-spec contemporary kitchen fitted with a range cooker, integrated appliances and useful under-stairs pantry storage.

To the first floor are three well-proportioned bedrooms, all finished to a high standard with fitted storage to two rooms, alongside a modern family bathroom with rainfall shower and separate WC.

Externally, the property boasts a generous east-facing rear garden, ideal for enjoying the morning sun, entertaining guests or family life. The private outdoor space also offers excellent potential for further landscaping or extension, subject to



the necessary planning permissions.

Immaculately maintained throughout, this fantastic home will appeal to first-time buyers, young families and downsizers alike.

Early viewing is highly recommended to fully appreciate everything this superb property has to offer.



ROOM DESCRIPTIONS

Lounge / Diner

11'9" x 19'6"

Kitchen

9'8" x 11'4"

Bedroom One

12'2" x 9'10"

Bedroom Two

9'1" x 11'10"

Bedroom Three

7'8" x 8'6"

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.

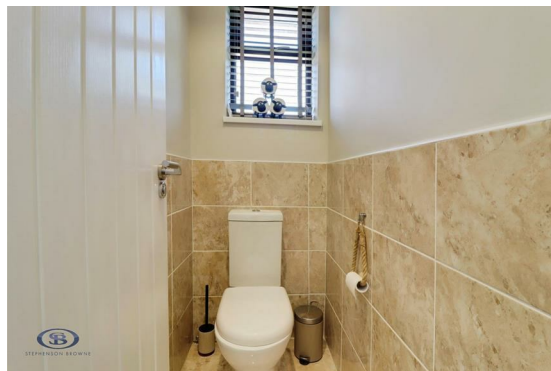
AML Disclosure

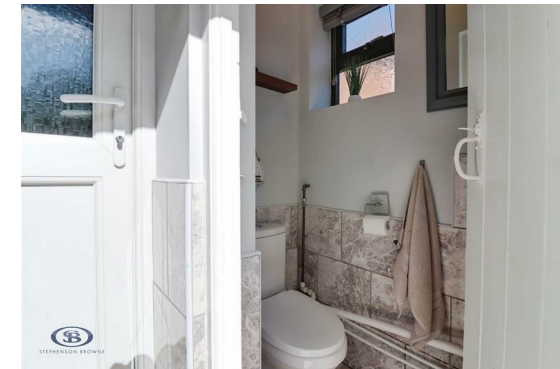
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.









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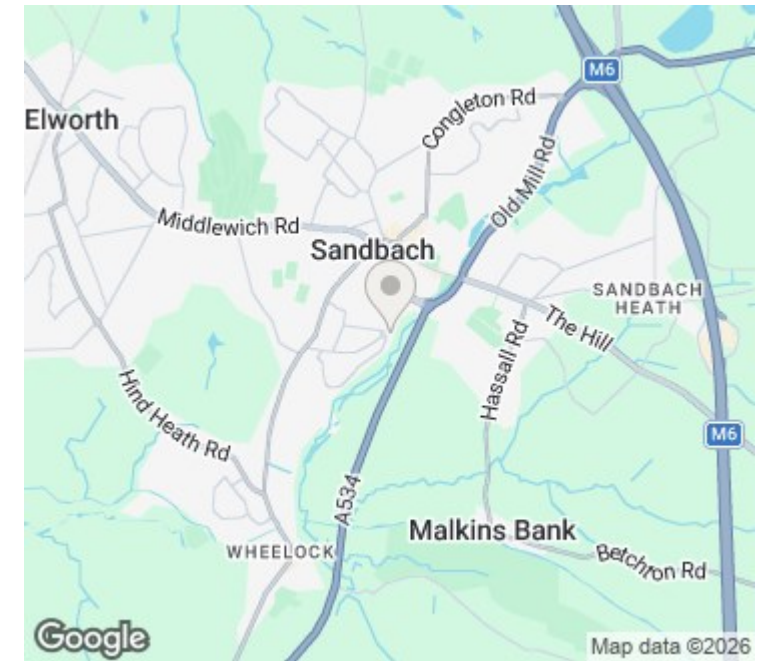
Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

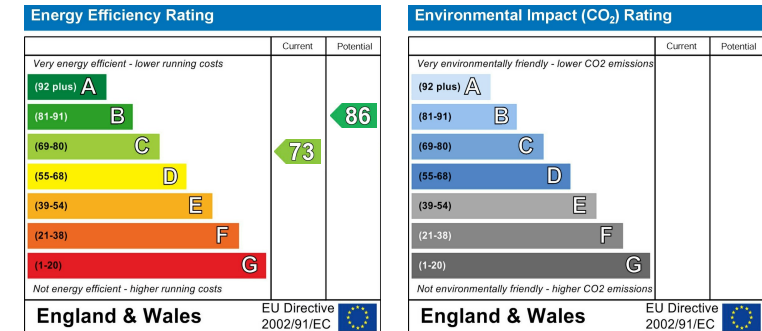
Floorplans



Area Map



EPC Rating



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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