



19 MOORLAND ROAD, SANDBACH, CW11 3SG

ASKING PRICE £450,000



STEPHENSON BROWNE

We are proud to introduce this splendid detached family home on Moorland Road in Sandbach, offering a perfect blend of modern living and convenience. With four generously sized bedrooms, this property is ideal for families seeking space and comfort. The well-presented interior features a welcoming reception room with bay, perfect for relaxation and entertaining guests.

The heart of the home is the spacious kitchen diner, which is complemented by a separate utility room, making daily chores a breeze. The property boasts a well-appointed ensuite shower room to the principal bedroom, a family bathroom, and a convenient downstairs WC, ensuring ample facilities for all family members and guests.

One of the standout features of this home is its private, low-maintenance West-facing garden, providing a tranquil outdoor space to enjoy the afternoon sun. The property also benefits from driveway parking, along with an integral garage, offering both convenience and security.

Situated in the nearly new Abbeyfields development, this home is ideally located near well-regarded schools, local shops, and the vibrant Sandbach town centre, making it a perfect choice for families. With an impressive EPC rating of B and an electric vehicle charging point, this property is not only stylish but also energy-efficient.

Offered for sale with NO ONWARD CHAIN, this delightful home is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property in a sought-after location.



## Entrance Hall

10'10" x 6'5"

Understairs storage cupboard.

## Living Room

16'3" x 10'9"

Media wall with built in shelving, storage cupboards and electric fireplace. Bay window.

## Kitchen Diner

21'7" x 12'2"

A range of wall and base units with worksurfaces over. Gas hob with extraction hob above. Integrated dishwasher and fridge / freezer. Double oven and grill. Pantry storage and ample cupboards. Storage cupboard with power. Space for a large dining table. Sliding patio doors.



## Utility

6'7" x 5'9"

Space and plumbing for a washing machine and tumble dryer. Base storage units with sink and work surfaces over.



## WC

5'9" x 3'

## Landing

13'5" x 5'11"

Storage cupboard and airing cupboard. Fitted loft ladder providing access to the loft.

## Bedroom One

14'6" x 10'10"

Fitted wardrobe with sliding doors. Bay window.



## Ensuite

6'7" x 4'2"

Walk-in shower.

## Bedroom Two

14'3" x 9'10"

Fitted wardrobe.

## Bedroom Three

11'11" x 10'9"

## Bedroom Four / Study

9'10" x 9'8"

Fitted wardrobe.

## Bathroom

6'8" x 5'7"

Shower over the bathtub.

## Garage

Integral fire door. TV point, power and light.

Potterton combi boiler.

## External

Driveway parking and front garden. Gated side access. To the rear, a low maintenance, East-facing garden with two patios and mostly laid to lawn. French drainage system to avoid waterlogging.

## Tenure

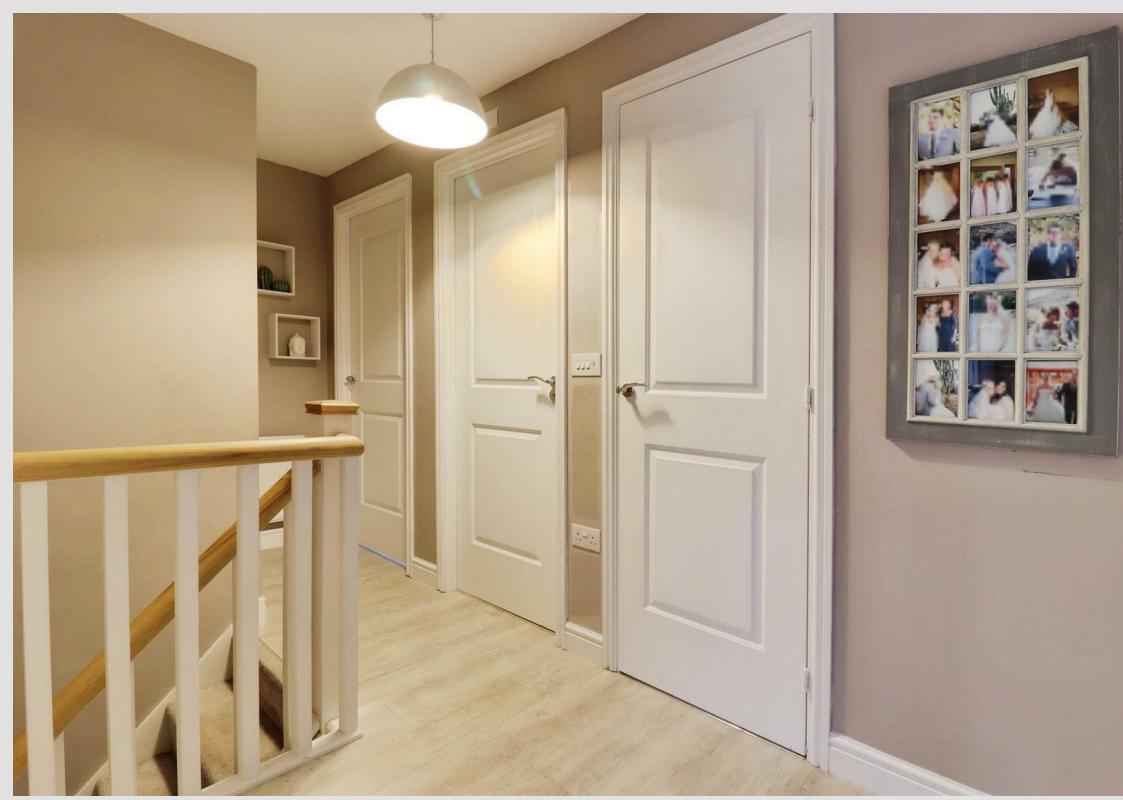
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

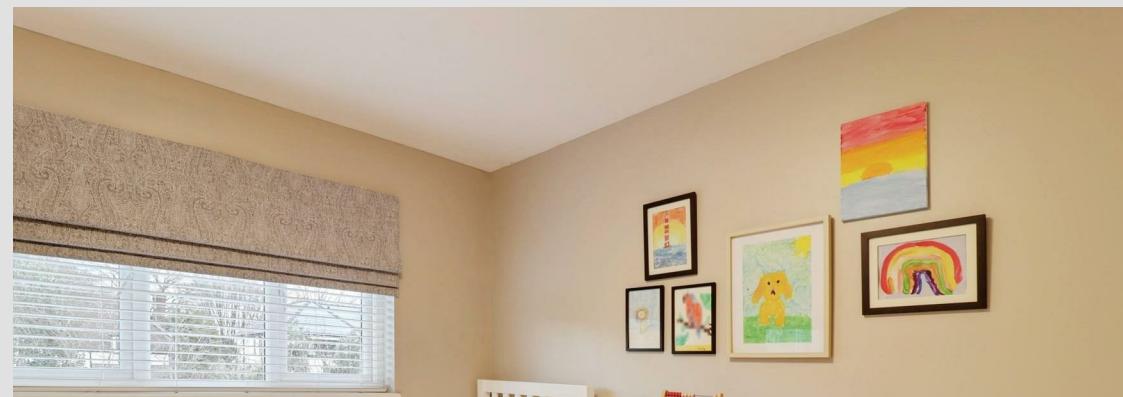
## AML Disclosure

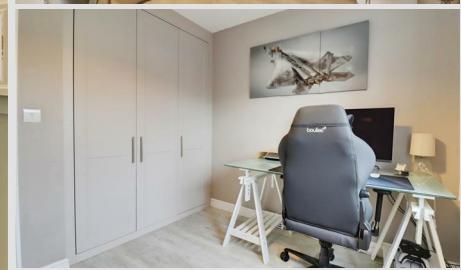
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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

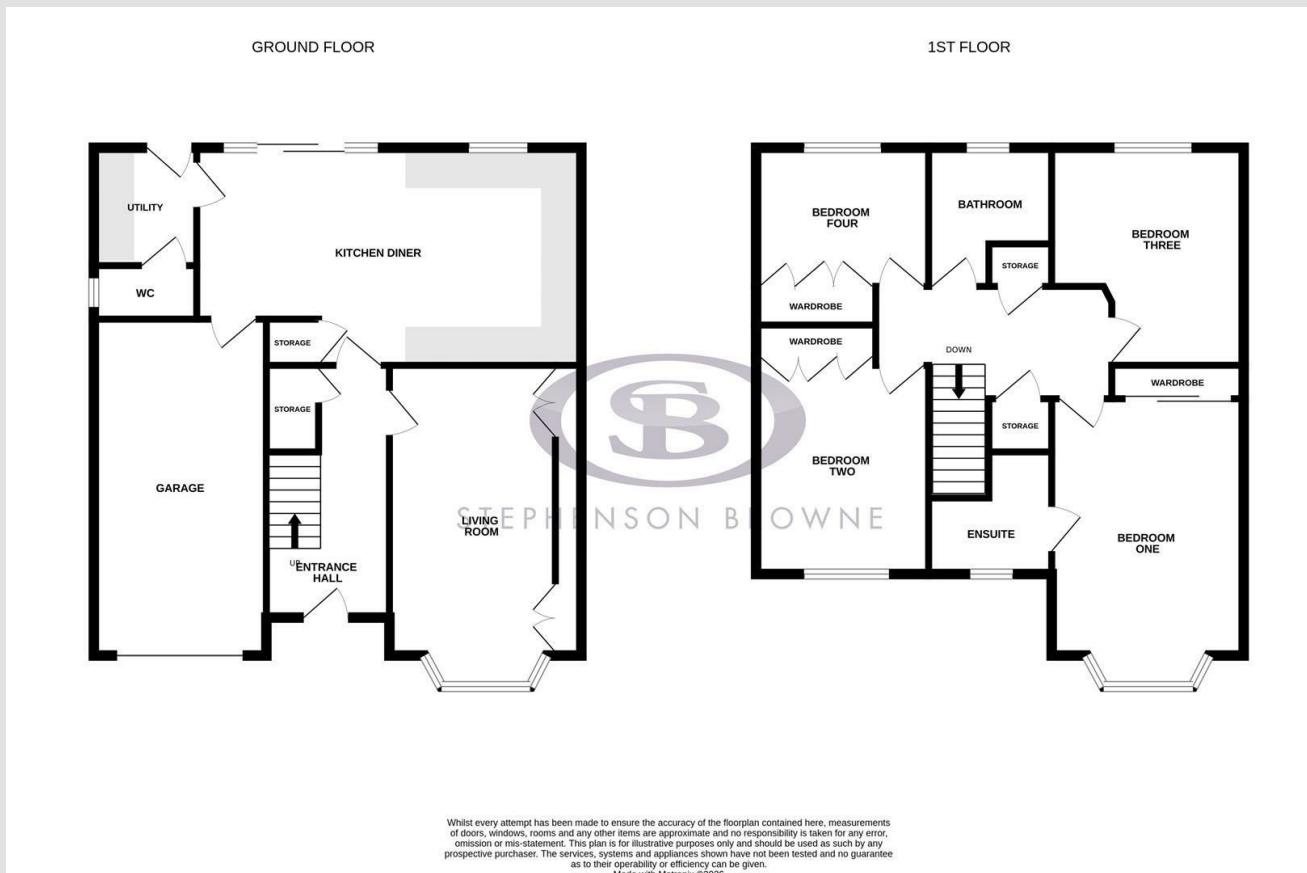
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200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







## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	93
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.

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 theme; (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