



## 11 Lightley Close

CW11 4QE

**Offers Over £230,000**



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STEPHENSON BROWNE

Ideal first time purchase! A wonderful semi-detached home, tucked away in a quiet spot on the Lightley Close cul-de-sac, perfect for direct access into Sandbach town, walking distance to the local high schools and close to commuting links.

Opening with a brand new composite front door that accesses a separate entrance hallway with stairs to the first floor and access into the principal rooms. Well appointed front aspect living room with UPVC bay window fronting. Fully open plan kitchen diner on the rear aspect, French doors leading directly out onto the garden patio, complete with a range of wall and base units with work surfaces over. Separate utility area with further access onto the garden and a downstairs WC.

Three well sized bedrooms to the first floor, two of which are well sized doubles with the secondary bedroom on the front aspect presently utilised as a dressing room. Three piece modern fitted family bathroom with shower over the bath.

Externally, the home is fronted by a paved driveway for off road parking. There is a generous rear garden, laid mostly to patio paving with a centrally located lawn, gated side access.

Great for first time buyers and those looking to downsize.



### Entrance Hallway

11'0" x 6'6"

### Living Room

12'10" x 10'4"

### Kitchen Diner

19'10" x 11'11"

### Utility Room

7'1" x 4'10"

### Downstairs WC

6'4" x 4'10"

### Landing

9'10" x 7'11"

### Bedroom One

11'11" x 11'6"

### Bedroom Two

11'7" x 10'5"

### Bedroom Three

9'8" x 6'10"

### Bathroom

7'10" x 5'4"

### Tenure

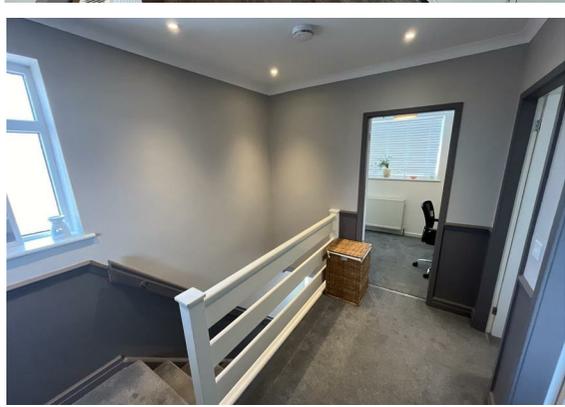
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### 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.

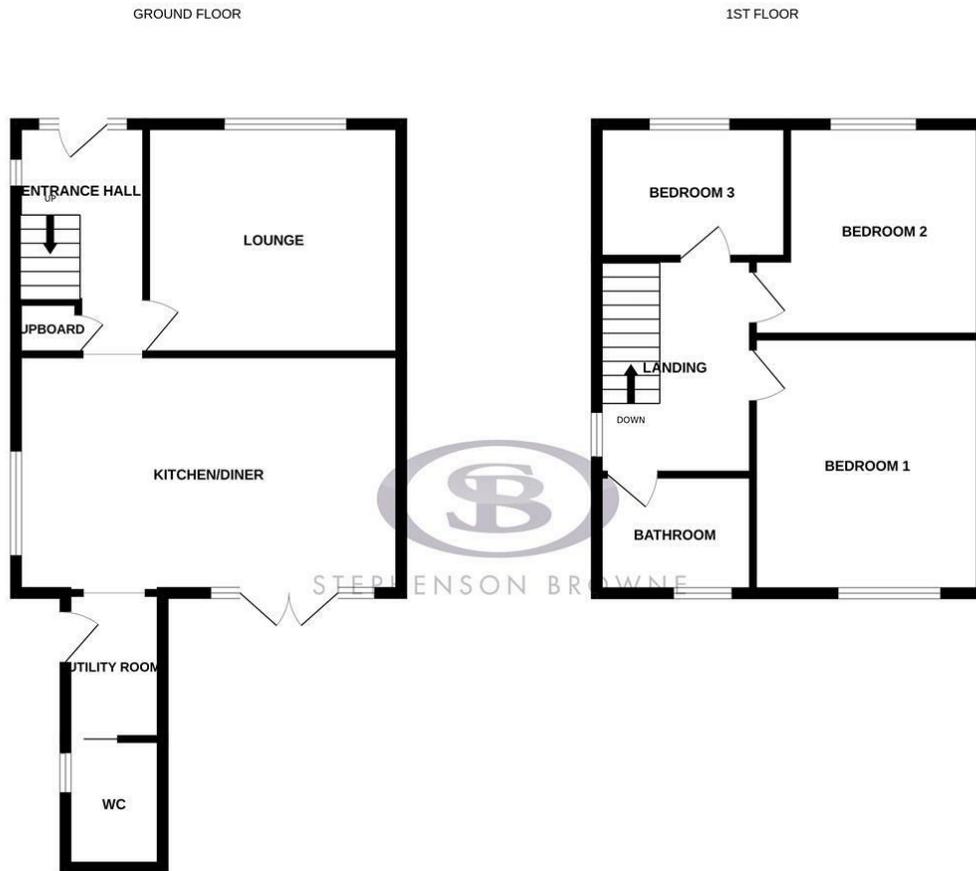


- Semi-Detached House
- Three Bedrooms
- Front Aspect Lounge
- Generous Open Plan Kitchen Diner
- Separate Utility Room
- Downstairs WC
- Three Piece Family Bathroom
- Driveway Parking
- Enclosed Private Rear Garden
- Cul-De-Sac Location





# Floor Plan



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 read 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



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (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 would like to arrange a viewing appointment or require any 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 be 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