



STEPHENSON BROWNE

**Fairfield Avenue,
Sandbach**
CW11 4BP



£275,000

DESCRIPTION

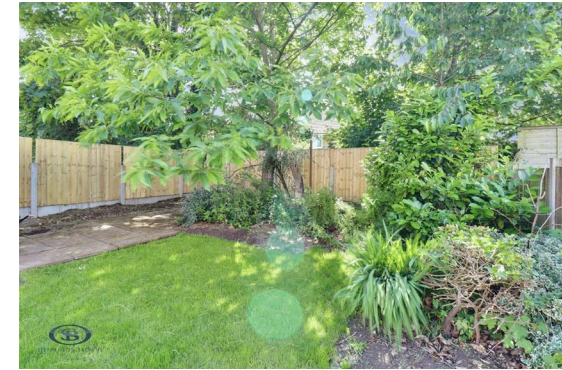
Three-Bedroom Semi-Detached Home in a Sought-After Sandbach Location

Situated on the popular Fairfield Avenue in Sandbach, this well-presented three-bedroom semi-detached property offers an excellent opportunity for first-time buyers, growing families, and those looking to enjoy a convenient yet peaceful residential setting.

The accommodation has been thoughtfully updated and provides spacious, versatile living throughout. Upon entering, you are welcomed into a bright and inviting home featuring two reception rooms, offering flexible space for both everyday family life and entertaining. To the rear, a generous and updated kitchen provides ample storage and workspace, while the adjoining conservatory creates an additional reception area with pleasant views over the garden.

To the first floor, the property offers three spacious bedrooms, all well-proportioned and ideal for family living, along with a modern bathroom suite finished to a contemporary standard.

Externally, the property benefits from driveway parking and a detached garage, providing excellent parking and storage solutions. The private



enclosed rear garden offers a safe and secure outdoor space for children and pets, as well as an ideal setting for relaxing and entertaining during the warmer months.

The property is conveniently located within walking distance of Sandbach Town Centre, where a range of independent shops, cafes, restaurants and everyday amenities can be found. It is also ideally positioned for access to a number of well-regarded primary and secondary schools, making it a superb choice for families.

Combining spacious accommodation, modern improvements, excellent outdoor space and a highly desirable location, this fantastic home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.



ROOM DESCRIPTIONS

Kitchen

15'6" x 8'8"

Sitting Room

13'7" x 13'6"

Snug

13'7" x 11'0"

Conservatory

9'7" x 11'4"

Bedroom One

12'8" x 10'4"

Bedroom Two

10'0" x 11'5"

Bedroom Three

9'4" x 9'0"

Bathroom

6'5" x 8'10"

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

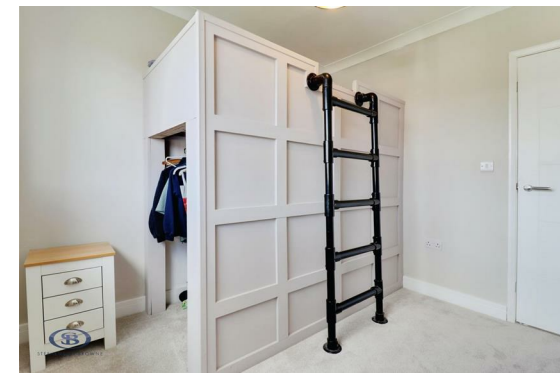
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Why Choose SB Sandbach To Sell Your Property?

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

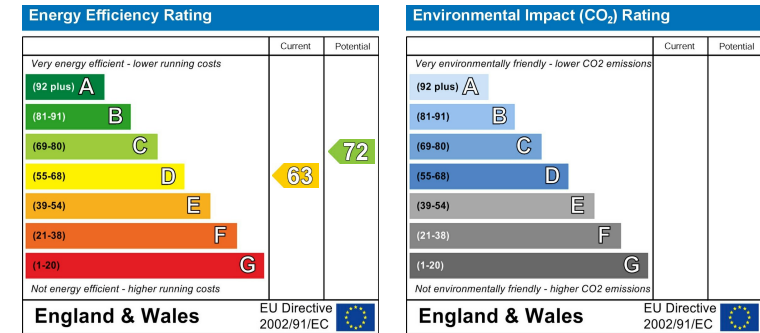


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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



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