



### 3 Boyd Close

CW11 3ER

Offers In The Region Of £260,000



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STEPHENSON BROWNE

Welcome to Boyd Close in Moston. An almost new and delightful semi-detached house offering a perfect blend of comfort and modern living. This Taylor Wimpey Patterdale design home is an ideal choice for those looking to move in without delay.

The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The main bedroom features an ensuite, ensuring privacy and convenience, while a family bathroom and a downstairs WC cater to the needs of the household.

The heart of the home is undoubtedly the open-plan kitchen diner, which boasts integrated appliances and creates a warm and inviting atmosphere for family meals and entertaining friends. The separate living room is both spacious and cosy, offering lovely views of the private and fully landscaped garden, perfect for children to play or for enjoying a quiet evening outdoors. Canal walks are just a short walk away.

Storage is plentiful throughout the property, with fitted wardrobes and additional cupboards on both floors, ensuring that your living space remains clutter-free. The driveway has been thoughtfully extended to accommodate a number of vehicles providing convenience for families with multiple cars.

Set on a beautiful estate, this corner plot home combines modern living with a sense of community. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in the lovely area of Sandbach. Don't miss your chance to make this house your home.



### **Entrance Hall**

### **Living Room**

15'1" x 11'1"

Patio doors leading onto the rear garden. Understairs storage cupboard.

### **Kitchen Diner**

15'1" x 8'0"

Space for a dining table. A range of wall and base units with worktop over. Integrated fridge / freezer, dishwasher and washing machine. A four ring gas hob with extractor above and electric oven below.

### **WC**

5'2" x 3'0"

### **Landing**

A storage cupboard with space and power for a tumble dryer. Loft hatch with access to fully boarded loft, ladder and lighting.

### **Bedroom One**

10'11" x 9'3"

With fitted wardrobes.

### **Ensuite**

7'11" x 5'6"

Brand new shower.

### **Bedroom Two**

8'6" x 8'3"

### **Bedroom Three**

8'3" x 6'3"

### **Bathroom**

6'5" x 5'6"

### **Externally**

Fully lit garden, external tap and sockets.

### **General Notes**

Fully boarded loft with fitted ladder and light.

Electric Vehicle Charging Point.

Annually serviced boiler.

### **Tenure**

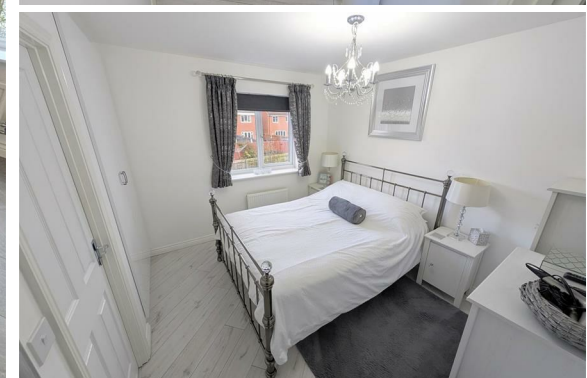
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **AML Disclosure - Sandbach**

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 to 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.

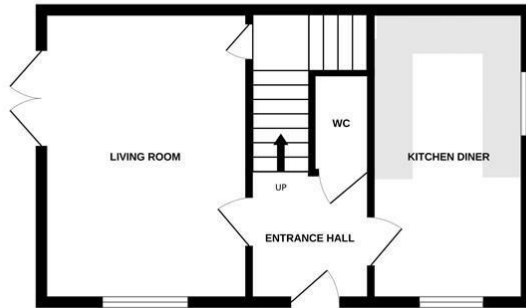


- Freehold
- Open Plan Kitchen Diner
- Living Room Overlooking Garden
- Ensuite, Family Bathroom & WC
- Fitted Wardrobes
- Driveway Parking
- Enclosed Private Rear Garden
- Corner Plot Location
- Taylor Wimpey Patterdale Design



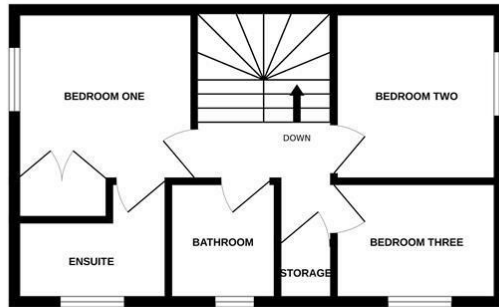
# Floor Plan

GROUND FLOOR



1ST FLOOR

STEPHENSON BROWNE



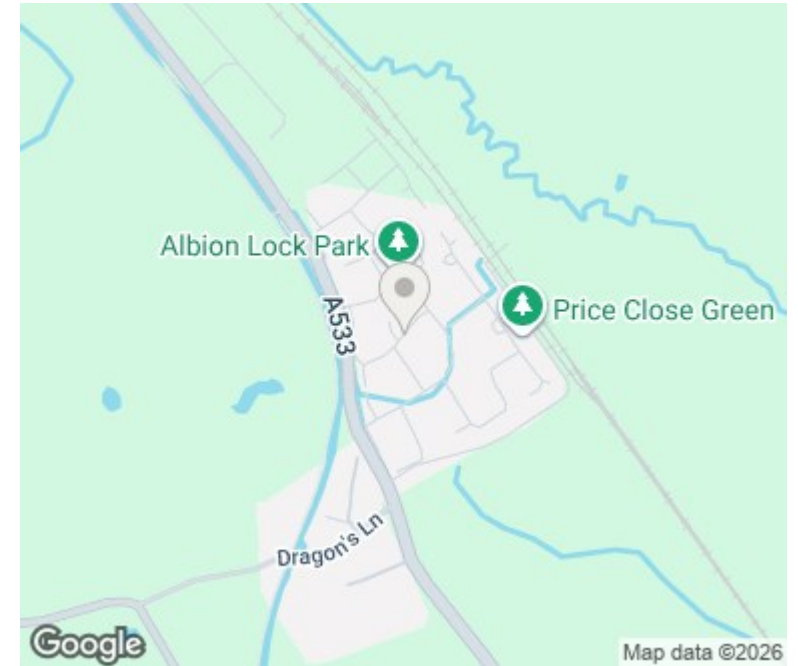
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Please contact our Sandbach office if you wish to arrange a viewing appointment 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 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

# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	

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