



7 LANGLEY CLOSE, SANDBACH, CHESHIRE, CW11
1YJ

OFFERS IN THE REGION OF £465,000



STEPHENSON BROWNE

Settled in the desirable Langley Close, this charming detached family home offers a perfect blend of comfort and convenience. Located just off Congleton Road, the property is within easy walking distance to Sandbach Town Centre, highly regarded schools, and a variety of local amenities, making it an ideal choice for families and professionals alike.

This spacious residence boasts multiple inviting reception rooms, providing ample space for both relaxation and entertaining. The kitchen and separate utility have been recently refurbished to suit the need of the modern day family. With four well-proportioned bedrooms, including a principal bedroom with ensuite shower room, this home caters to the needs of a growing family. The additional family bathroom ensures that morning routines run smoothly for everyone.

The exterior of the property is equally impressive, featuring a large driveway that offers plenty of off-road parking, complemented by a double detached garage for added convenience and storage. The gardens to both the front and rear provide a delightful outdoor space for children to play, or for hosting summer gatherings with friends and family.

Offered for sale with no onward chain, this property presents a fantastic opportunity for those looking to settle in a vibrant community. With its prime location and generous living space, this detached house is sure to attract interest. Do not miss the chance to make this lovely home your own.



Hallway

13'9" x 5'9"

Living Room

16'10" x 13'9"

Kitchen

13'10" x 11'1"

Dining Room

11'4" x 10'8"

Orangery

9'10" x 9'0"

Utility

6'6" x 5'10"

WC

5'9" x 4'5"

Bedroom One

13'10" x 11'10"

Ensuite

8'4" x 4'8"

Bedroom Two

11'1" x 9'10"

Bedroom Three

11'1" x 7'10"

Bedroom Four

11'1" x 6'5"

Bathroom

6'10" x 6'0"

Landing

17'11" x 8'10"

Double Garage

17'3" x 16'11"

General Notes

EV Charging Point, Tesla Power Storage
Battery and Solar Panels - offering long term
energy savings.

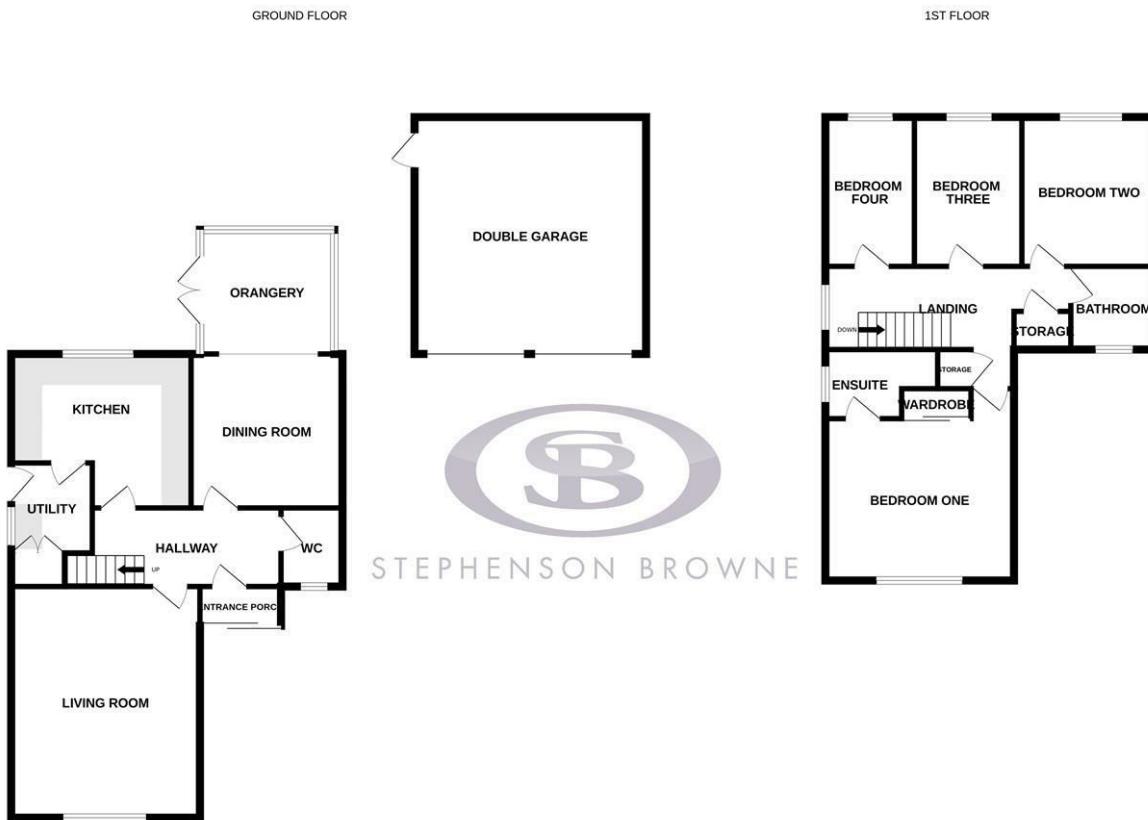






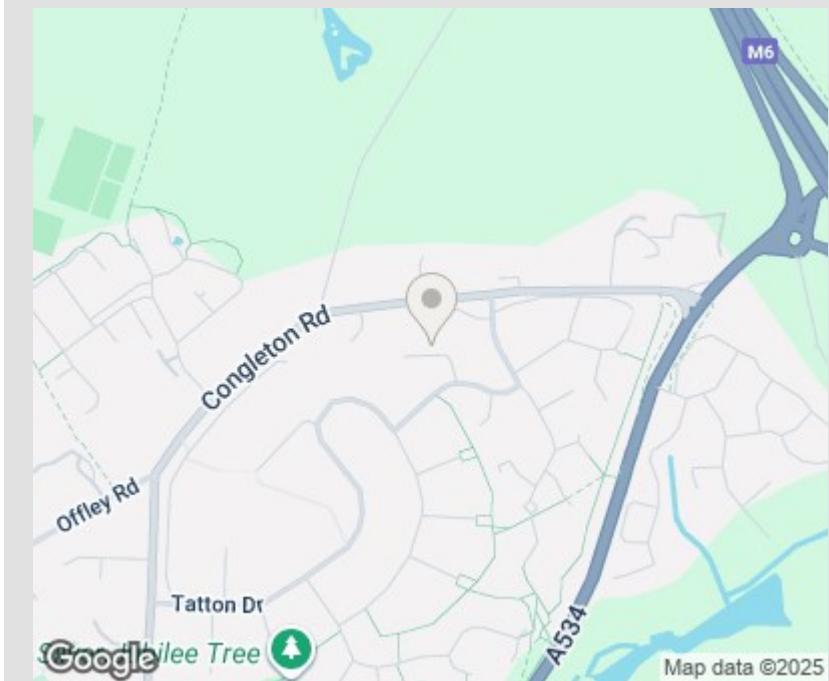


Floor Plan



Whilst every effort 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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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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