



STEPHENSON BROWNE

11 Buckley Place

CW11 3JB

60% Shared ownership £117,000



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STEPHENSON BROWNE

Offered for sale via shared ownership at 60% and available with no onward chain, this modern and well-presented home is an ideal opportunity for first-time buyers looking to step onto the property ladder.

Situated on Buckley Place, within the popular and nearly new Albion Locks residential development in Moston, Sandbach, the property enjoys a pleasant position with driveway parking and a thoughtfully designed, enclosed rear garden. The garden has been beautifully landscaped with established shrubs and includes a useful garden shed, creating a low-maintenance yet attractive outdoor space.

Internally, the accommodation is bright, contemporary and well planned. The ground floor features a modern open-plan living area, ideal for both everyday living and entertaining. A particularly useful double-door utility and storage cupboard is located downstairs and benefits from plumbing for a washing machine, keeping appliances neatly tucked away. There is also a convenient downstairs WC.

To the first floor are two well-proportioned double bedrooms and a stylish family bathroom. The principal bedroom further benefits from sliding fitted wardrobes, offering excellent storage without compromising space.

The property is finished in a modern style throughout and is ready to move straight into, making it a fantastic low-maintenance home for buyers seeking comfort, convenience and a great location.

Early viewing is highly recommended to appreciate all this lovely home has to offer.



Kitchen

13'0" x 9'10"

Living Area

13'0" x 11'8"

WC

4'10" x 4'2"

Bedroom One

13'1" x 9'10"

Bedroom Two

13'1" x 8'6"

Bathroom

6'7" x 5'10"

Tenure

We understand from the vendor that the property is leasehold. 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?

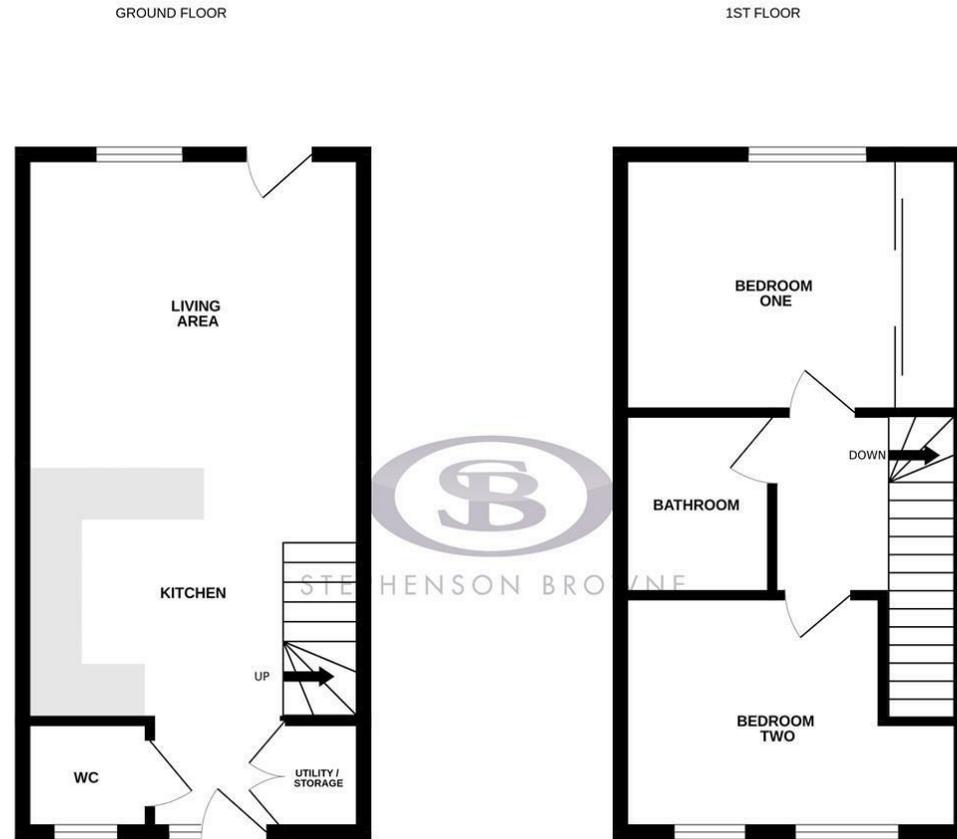
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200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



- 60% Shared Ownership
- Attention First Time Buyers
- No Onward Chain
- Open Plan Living
- Two Double Bedrooms
- Bathroom and Downstairs WC
- Utility / Storage Cupboard
- Driveway Parking
- Enclosed Rear Garden
- Popular Nearly New Residential Development

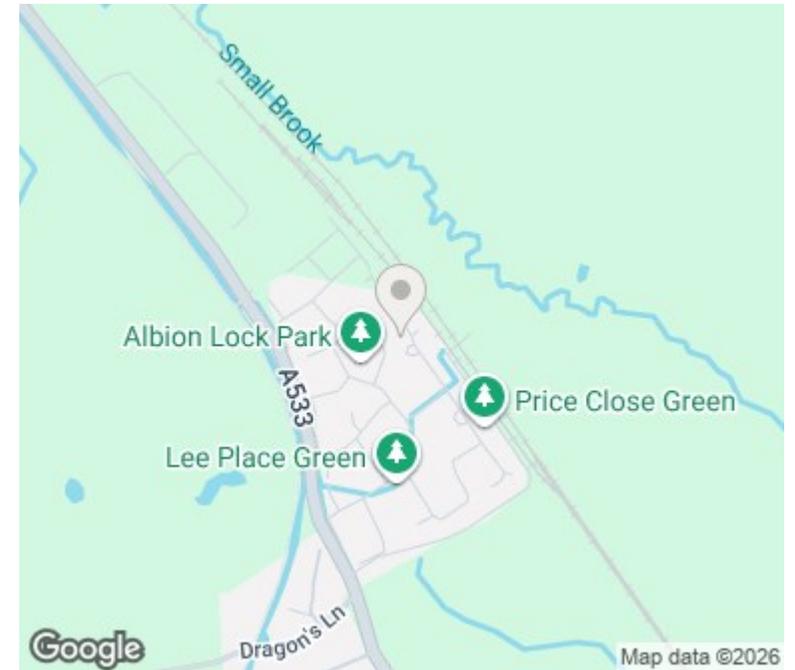


Floor Plan



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 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 | | | 96 |
| (81-91) B | | 82 | |
| (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 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