



27 Larch Drive

CW11 4LD

Offers Over £200,000



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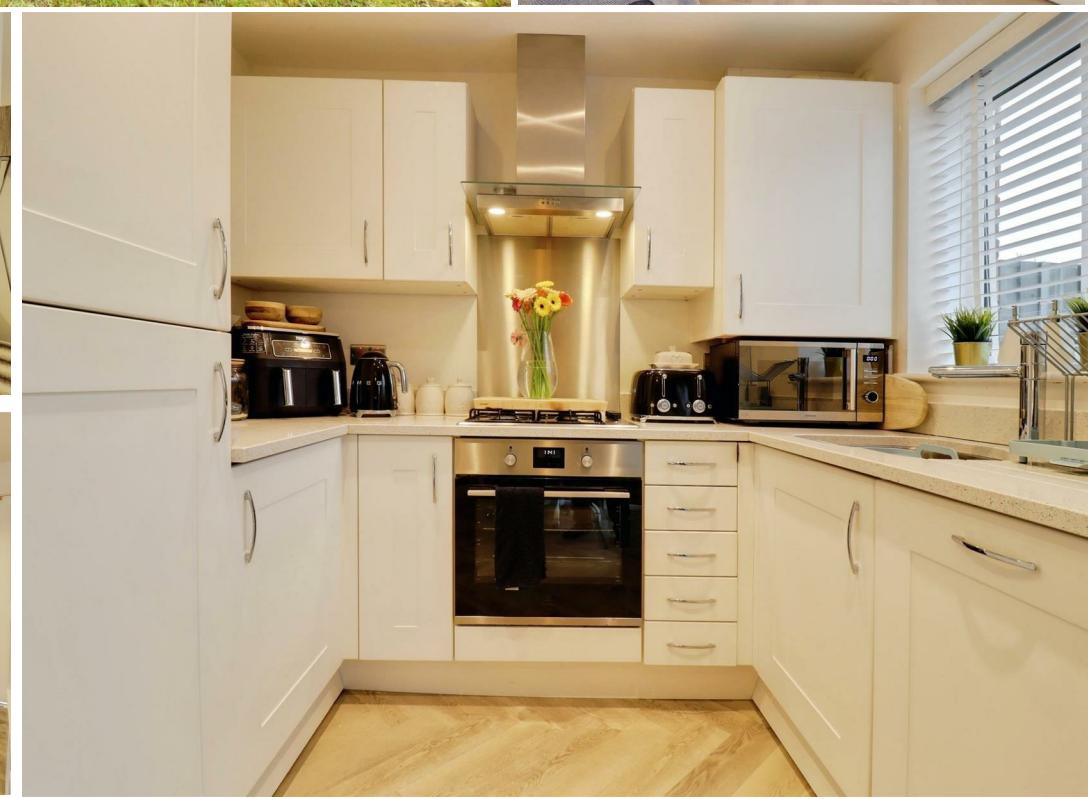
STEPHENSON BROWNE

A delightful Home on Larch Drive in Sandbach presenting an excellent opportunity for first-time buyers. The property is situated within a nearly new development, offering modern living while being conveniently located within walking distance to Sandbach Town Centre and great dog walking routes / country lanes. For those who require easy access to major transport links, the M6 Motorway is just a short drive away.

This inviting home features two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom, along with a convenient downstairs WC, ensures that the needs of a busy household are met with ease. The reception room is a welcoming space, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is the driveway parking, accommodating up to two vehicles, complete with an electric vehicle charging point for eco-conscious residents. The rear garden is a true gem, designed for low maintenance yet offering a spacious area for outdoor enjoyment. The decked seating area is ideal for entertaining friends and family during the warmer months.

Additionally, the home boasts fitted wardrobes and integrated appliances, enhancing both functionality and style. This property is not just a house; it is a place where you can create lasting memories. With its modern amenities and prime location, this home is sure to attract those seeking comfort and convenience in Sandbach. Don't miss the chance to make this lovely property your own.



Lounge

15'1" x 9'6"

Understairs storage cupboard. Hive central heating.

Kitchen / Diner

12'9" x 8'2"

Quartz worktops. Chrome fixtures. Integrated appliances:-
dishwasher, washing machine and fridge / freezer.

W.C

6'5" x 3'4"

Bedroom One

12'9" x 8'2"

Floor to ceiling fitted wardrobes.

Bedroom Two

12'9" x 8'6"

Storage cupboard.

Bathroom

6'2" x 5'6"

Double walk-in shower.

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?

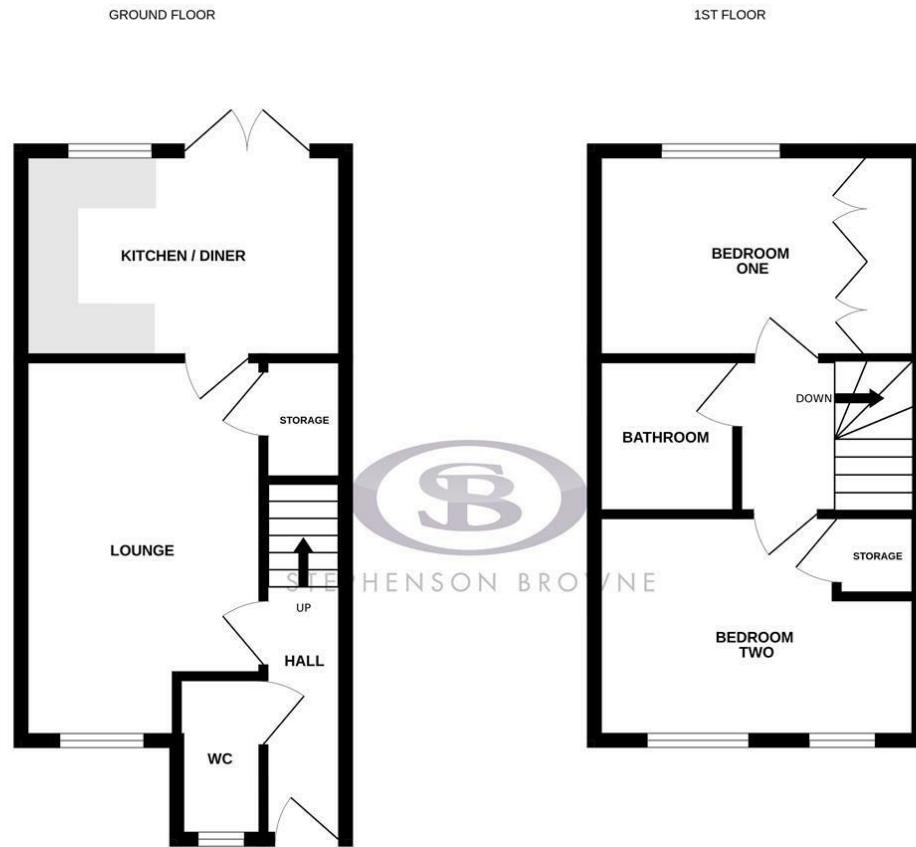
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200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



- Two Double Bedrooms and Fitted Wardrobes
- Driveway Parking for Two Vehicles
- EV Charging Point
- Spacious and Low Maintenance Rear Garden with Decked Seating Area
- Walking Distance to Sandbach Town Centre
- Commutable Location - Junction 17 of M6 Nearby
- Freehold
- Nearly New Development with Local Park
- Dog Walking Routes Nearby
- Integrated Appliances and Quartz Worktops

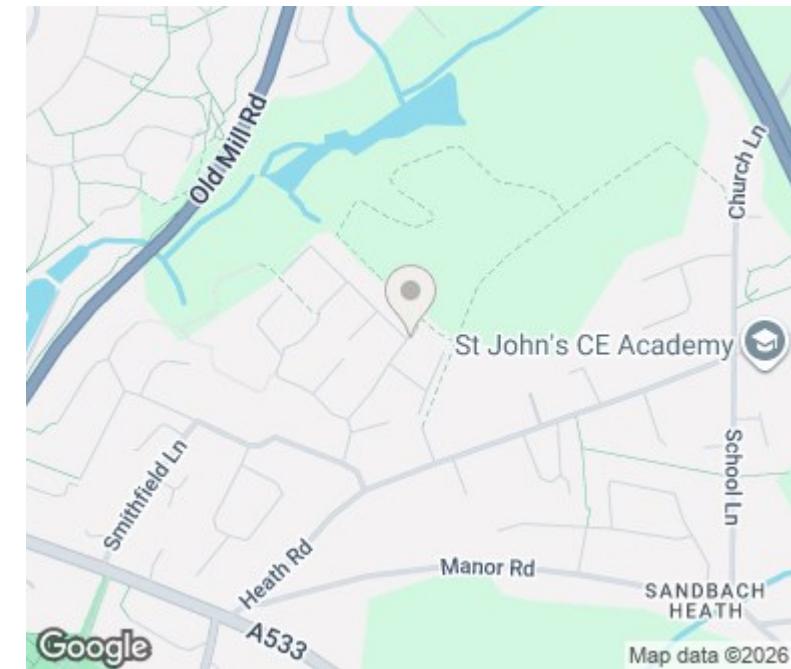


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not 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		98
(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 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 the correctness of each item; (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