



**28 Mellors Field Close**  
CW11 1TT  
**Asking Price £300,000**



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STEPHENSON BROWNE



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Offered for sale with no onward chain, this well-presented semi-detached family home is located on the popular Mellors Field Close and enjoys an open outlook to the front over Sandbach Rugby Club.

The accommodation is thoughtfully laid out and ideal for modern family living. The property offers three generously sized bedrooms, all of which have comfortably accommodated double beds. The principal bedroom benefits from a private en-suite shower room and fitted wardrobes, while the remaining two bedrooms are served by a well-appointed family bathroom. Additional storage enhances practicality throughout the home.

On the ground floor, the welcoming entrance hall leads to a bright and spacious living area, perfect for both relaxing and entertaining. The contemporary kitchen features integrated appliances and ample storage, complemented by a downstairs WC for added convenience.

Externally, the property continues to impress. To the front, there is driveway parking, while to the rear you'll find a private, enclosed and low-maintenance garden, ideal for families, entertaining, or simply enjoying some outdoor space with minimal upkeep.

The location is a real highlight. The home is within walking distance of Sandbach Town Centre and a selection of highly regarded schools, making it ideal for families. Excellent transport links are close at hand, with convenient access to local road networks and a short drive to Junction 17 of the M6, ensuring easy commuting to surrounding towns and cities.

A fantastic opportunity to purchase a move-in-ready family home in a sought-after location—early viewing is highly recommended.



### Lounge

13'11" x 12'1"

### Kitchen Diner

15'5" x 9'4"

Understairs storage cupboard.

### WC

6'5" x 3'4"

### Bedroom One

9'8" x 9'3"

Fitted wardrobes.

### Ensuite

5'7" x 5'4"

### Bedroom Two

10'9" x 8'7"

### Bedroom Three

11'6" x 6'6"

### Bathroom

6'6" x 5'5"

### 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.

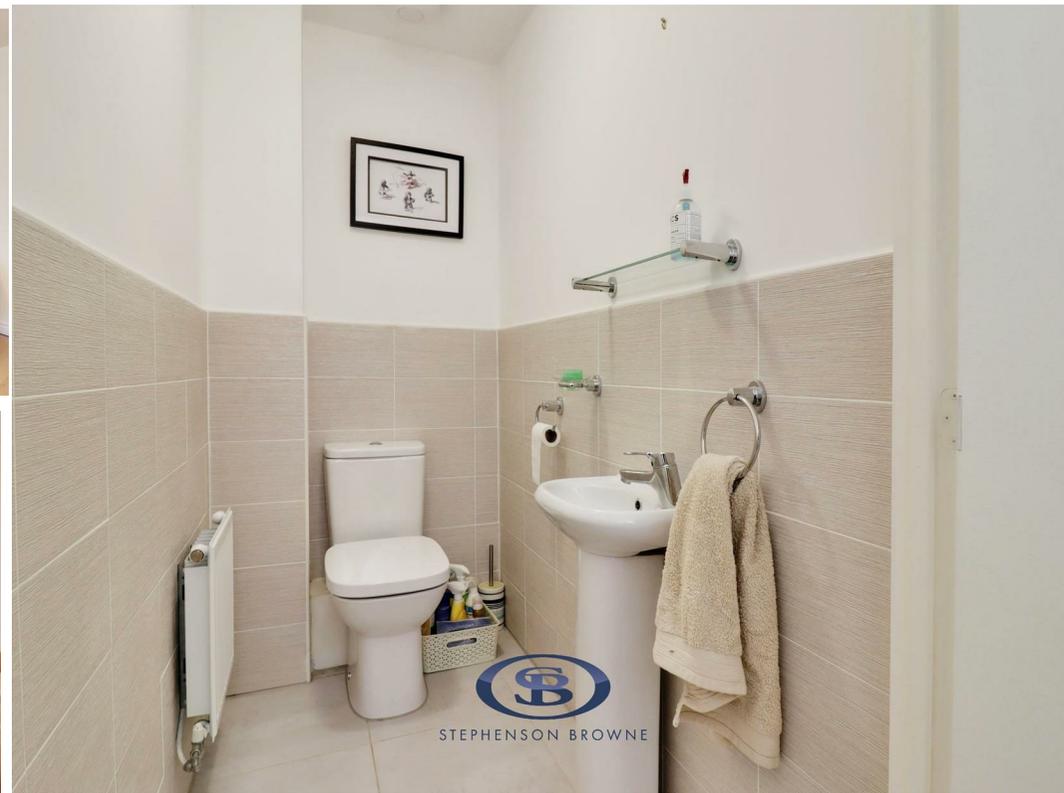
The property is freehold and there is a maintenance charge with RMG of approx £290 annum.

### 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.

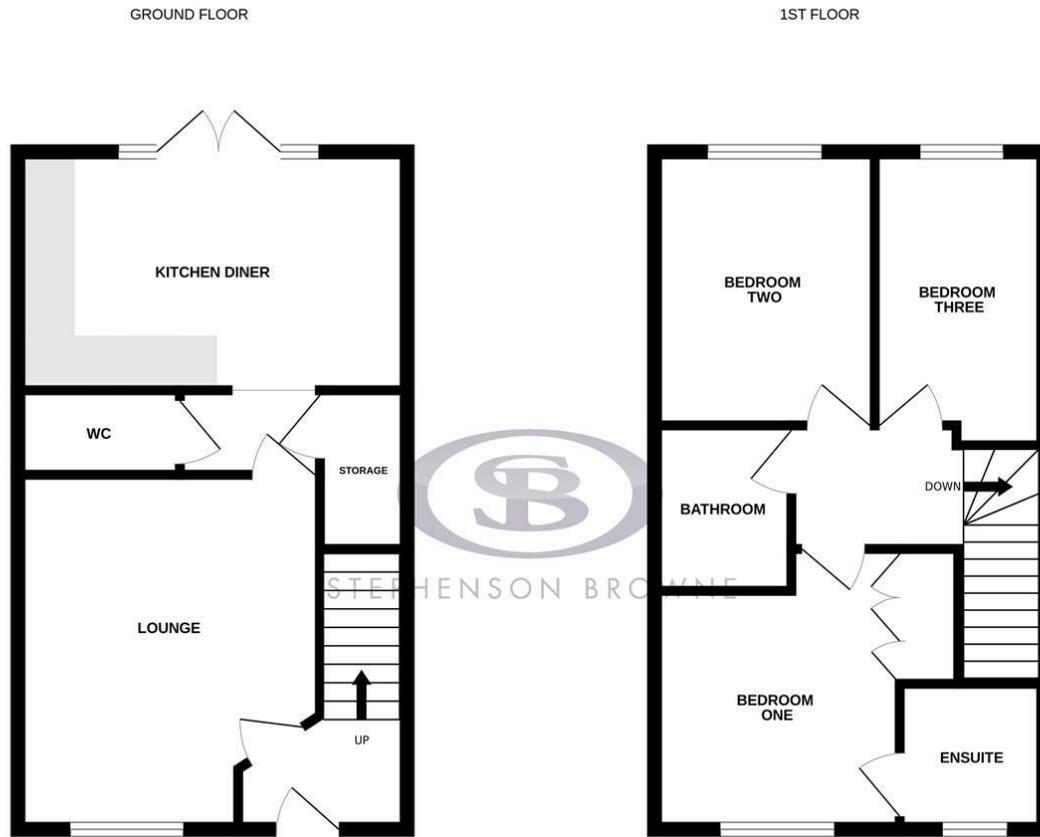


- No Onward Chain
- Driveway Parking
- Private, Enclosed and Low Maintenance Rear Garden
- Ensuite, Family Bathroom and Downstairs WC
- Close to Popular Schools
- Walking Distance to Sandbach Town Centre
- Good Transport Links and near to Junction 17 of the M6
- Storage and Fitted Wardrobes
- Perfect Family Home
- Integrated Appliances





# Floor Plan



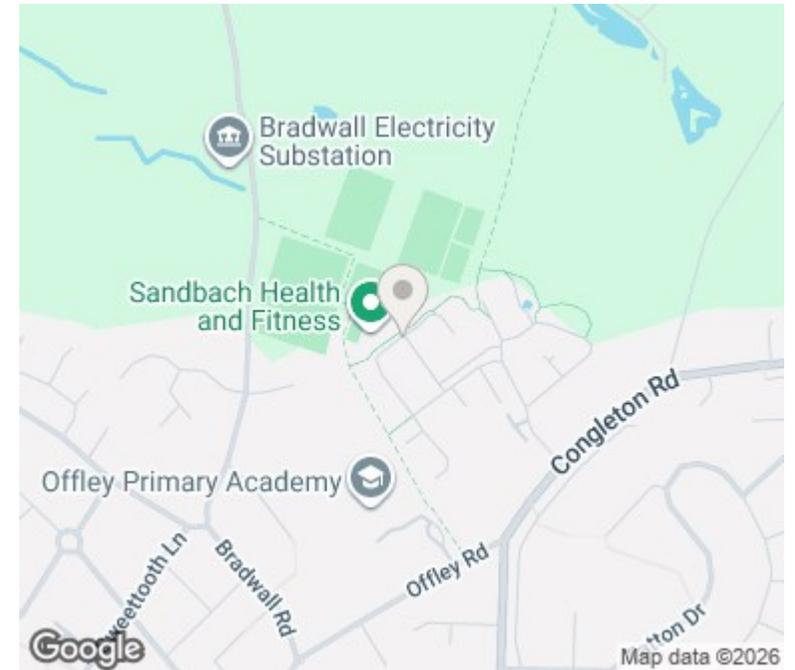
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any 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			95
(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	