

15 Sutton Place, Sandbach, CW11 1TP

£101,500

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- 30% Discount for Sale Scheme
- Highly Desirable Campion Place Estate Position
- Separate Fully Fitted Modern Kitchen
- Contemporary Three-Piece Bathroom Suite
- Council Tax Band A
- Short Walk to Sandbach Town Centre
- Spacious Lounge Featuring French Doors & Juliet Balcony
- Generous Double Bedroom
- Prime Opportunity for First-Time Buyers

Positioned on the highly sought-after Campion Place development, this beautifully presented one-bedroom maisonette was constructed in 2017 to high modern standards and offers an exceptional move-in ready home for first-time buyers or downsizers.

Offered for sale as part of the local council Discount for Sale scheme, this home is aimed at people looking to get on the housing ladder at an affordable price. This home is offered for sale with a 30% discount from the full market value (£145,000) at no extra cost, although prospective buyers will have to conduct an application process via the local council to ensure they meet their eligibility criteria. More details on this can be found on Cheshire East's website or by contacting our office.

Benefiting from its own private entrance, the property opens into a welcoming hallway leading up to the main accommodation. The standout feature of the home is the impressive, light-filled lounge, which boasts double-glazed French doors opening onto a charming Juliet balcony—creating a bright and airy environment ideal for relaxing or entertaining.

Unlike many one-bedroom properties, this home features a separate, fully fitted modern kitchen equipped with stylish wall and base units, contrasting work surfaces, and integrated cooking appliances and a fridge/freezer.

The sleeping accommodation consists of a well-proportioned double bedroom with ample space for wardrobes and freestanding furniture, served by a contemporary three-piece bathroom suite.

Externally, the property includes a dedicated allocated parking space along and well-tended communal areas.

Located just a short distance from Sandbach's historic cobbled market square, residents enjoy easy access to independent shops, popular eateries, weekly markets, and excellent commuter links via the A534, M6 motorway (Junction 17), and Sandbach railway station.



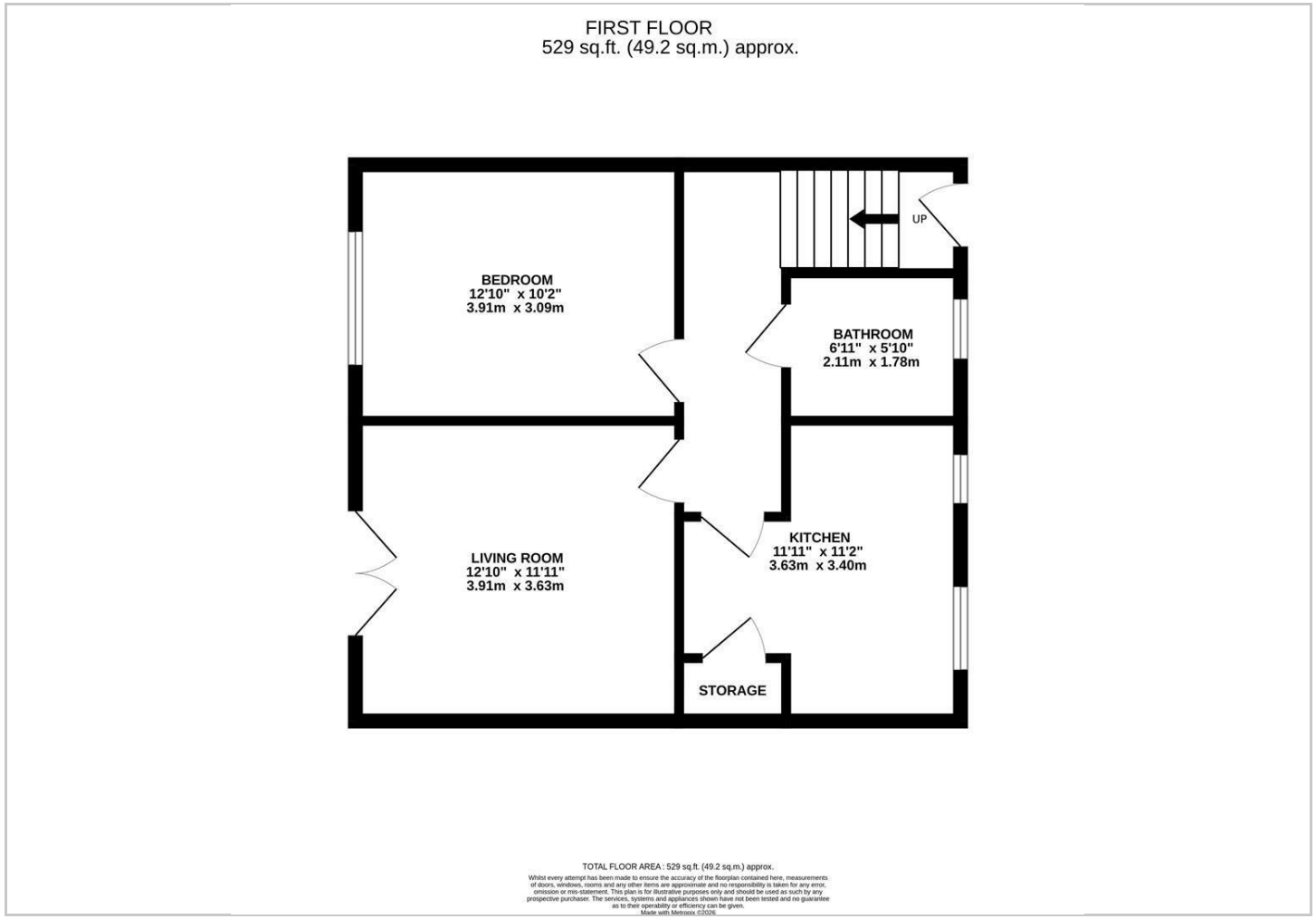




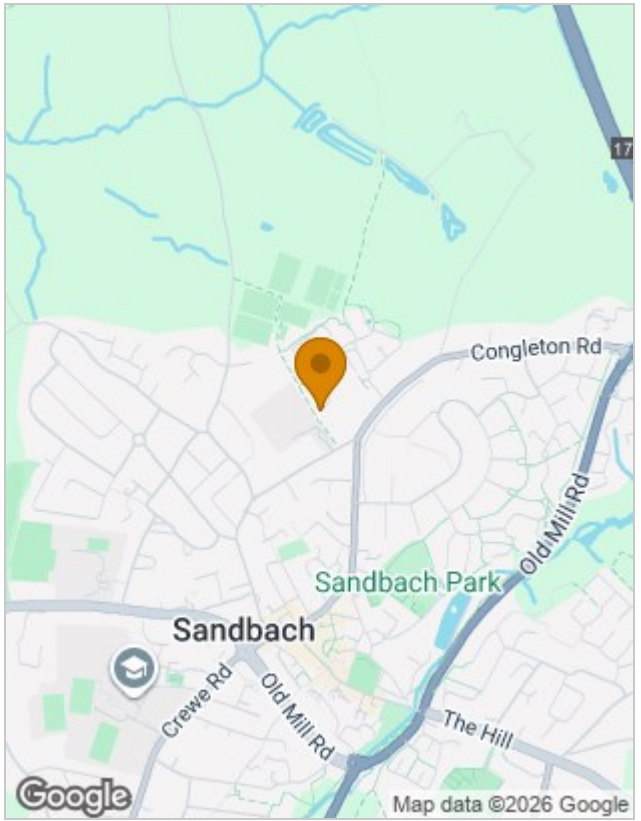
Directions



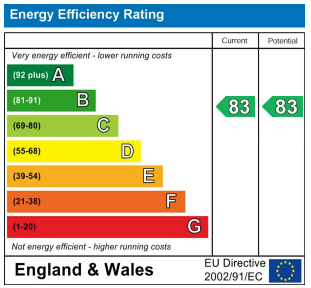
Floor Plans

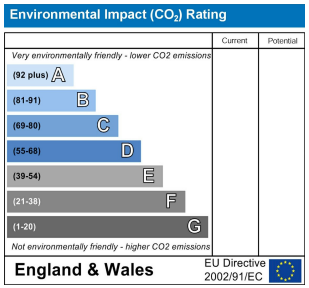


Location Map



Energy Performance Graph





Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.