

STEPHENSON BROWNE

Dee Close, Sandbach

CW11 1XJ

2 1 1

Asking Price £280,000

Description

A well-presented detached bungalow situated in a popular residential area of Sandbach, offering spacious and versatile accommodation with a range of attractive features. The property benefits from a detached garage with a Rolux electric roller door, driveway parking and an enclosed low-maintenance garden. Internally, there is a bright conservatory, spacious living room, modern shower room and excellent storage, including a storage cupboard and built-in wardrobe. Offered for sale with no onward chain, this property is an ideal choice for those seeking a comfortable and easily maintained home in a popular location.













Room Descriptions

Kitchen Diner
14'3" x 9'9"

Living Room
18'4" x 10'1"

Conservatory
11'10" x 8'7"

Bedroom One
11'5" x 9'11"

Bedroom Two
9'11" x 8'5"

Shower Room
8'2" x 6'7"

Garage
19'1" x 8'1"

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













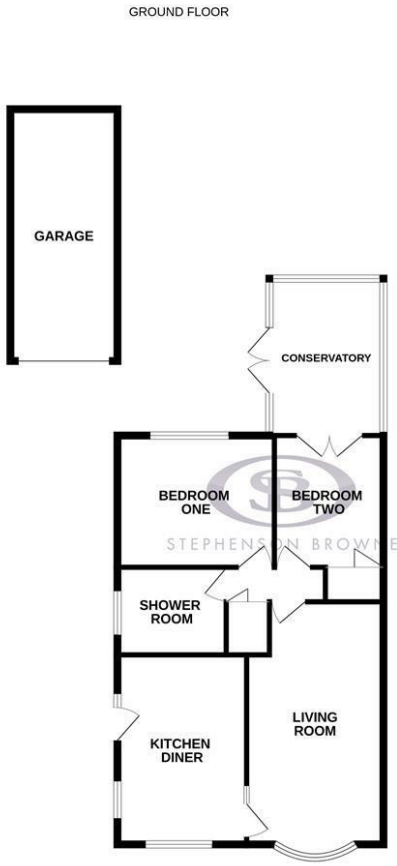
us on 01270 763200 opt 1 to arrange a no-obligation appointment.







Floorplans

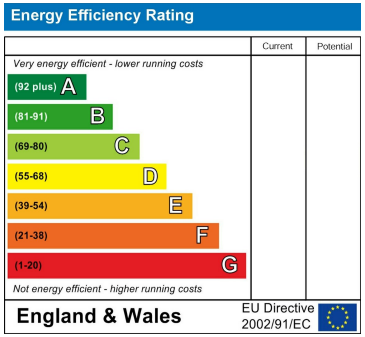


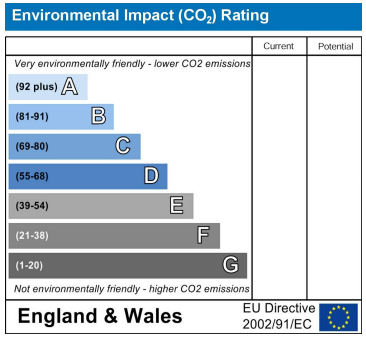
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64