

STEPHENSON BROWNE

Sunnymill Drive, Sandbach

CW11 4NA

5 2 2 C

Offers Over £450,000

DESCRIPTION

Located on the popular Sunnymill Drive in Sandbach, this spacious five-bedroom, three-storey family home offers generous and versatile accommodation throughout, making it an ideal choice for growing families. Conveniently positioned within walking distance of Sandbach Town Centre and close to local schools and shops, the property combines excellent living space with a practical and desirable location.

The ground floor features two reception areas, providing flexibility for family living, along with a convenient downstairs WC.

Across the upper floors are five well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite. There is also a family bathroom, while fitted wardrobes and ample storage provide plenty of useful space throughout the home.

Externally, the property benefits from driveway parking, a detached double garage and a private rear garden, offering excellent parking, storage and outdoor space for the family to enjoy.

With its impressive amount of accommodation, three-storey layout and excellent range of features, this is a superb family home in a convenient Sandbach location. Offered for sale with no onward chain.













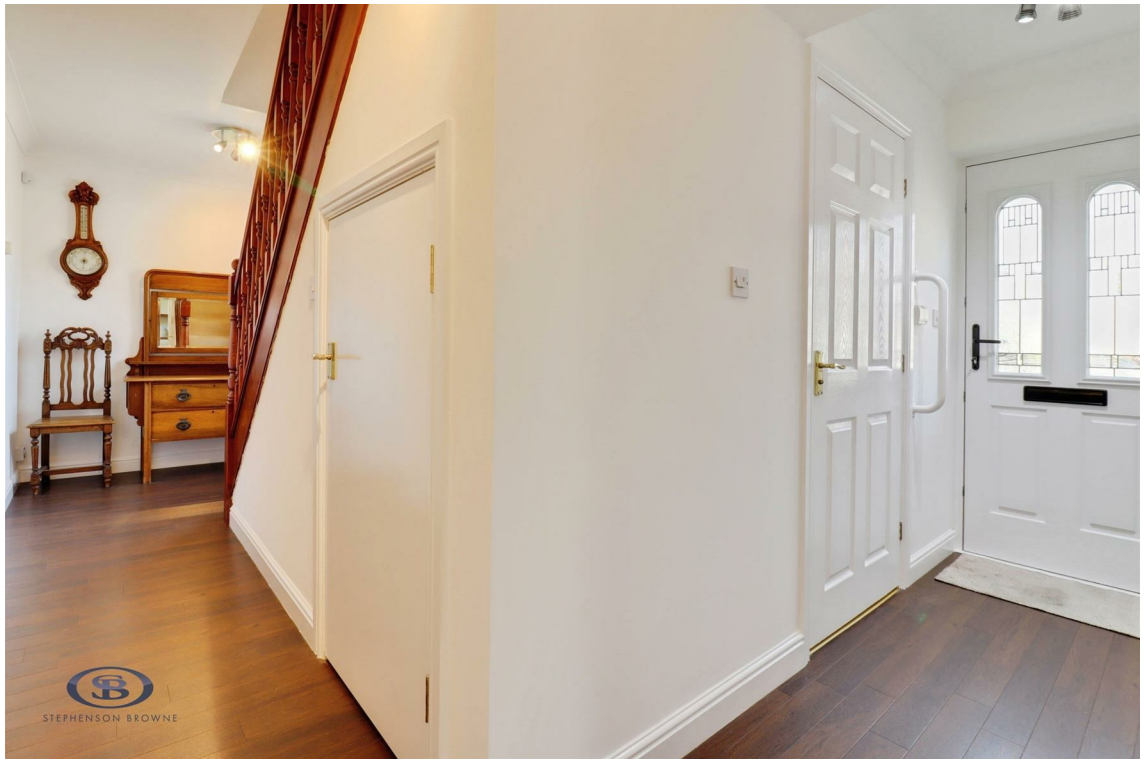












ROOM DESCRIPTIONS

Living Room
17'7" x 13'4"

Dining Area
11'11" x 9'3"

Kitchen
11'9" x 10'4"

W C
6'6" x 4'0"

Bedroom One
12'5" x 11'10"

Ensuite
7'10" x 7'4"

Bedroom Two
17'11" x 10'4"

Bedroom Three
10'4" x 9'0"

Bedroom Four
10'9" x 8'4"

Bedroom Five
10'4" x 8'6"

Bathroom
7'0" x 5'9"

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.





















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Viewing

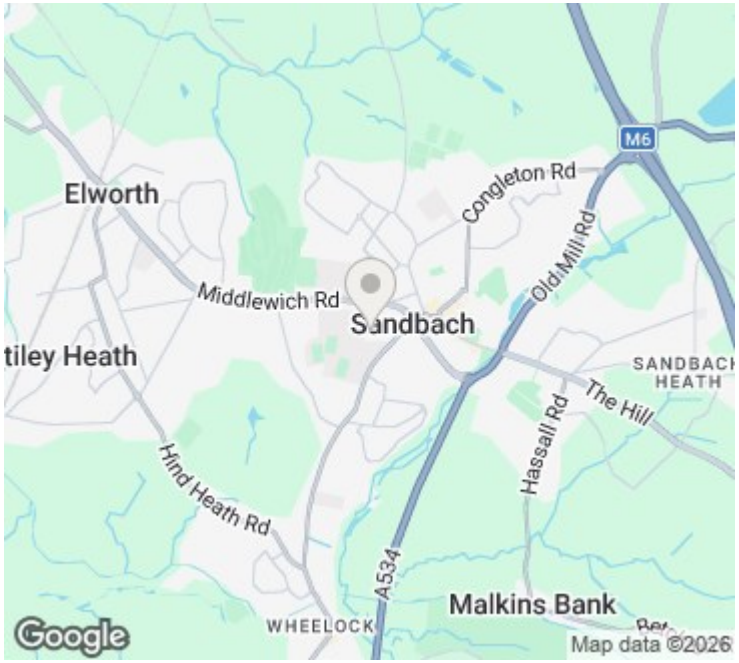
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

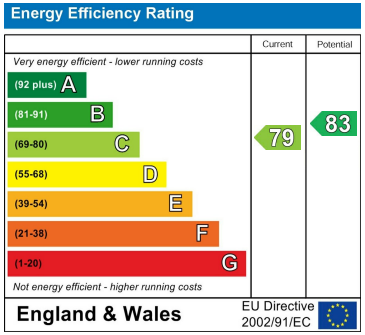


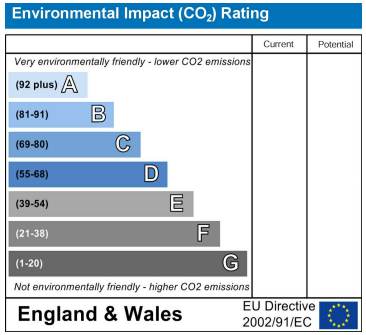
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





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