

STEPHENSON BROWNE

Teasel Close, Sandbach

CW11 4DE

3 2 1 B

Asking Price £240,000

DESCRIPTION

A well-presented three-bedroom semi-detached family home, ideally situated on the popular Teasel Close in Sandbach Heath. Occupying a pleasant cul-de-sac position, the property offers spacious and versatile accommodation, making it an ideal choice for families and first-time buyers alike.

The ground floor features a welcoming entrance, living room, downstairs WC and an impressive open-plan kitchen/diner, providing an excellent space for everyday family living and entertaining. Upstairs are three well-proportioned bedrooms, including a principal bedroom with ensuite facilities, alongside a family bathroom. Fitted wardrobes and storage cupboards provide useful additional storage.

Externally, the property benefits from driveway parking and a low maintenance, extensive rear garden. The location is particularly appealing, being within walking distance of Sandbach town centre and close to a range of local schools, shops and countryside walks. For commuters, there is also convenient access to the M6, with Junction 17 just a short drive away.

The property benefits from an EPC Rating B and Council Tax Band B, making this a fantastic opportunity to acquire an energy-efficient family home in a desirable and well-connected Sandbach location.
























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ROOM DESCRIPTIONS

Living Room
14'2" x 11'11"

Kitchen Diner
15'3" x 8'9"

W C
5'6" x 3'0"

Bedroom One
11'10" x 9'5"

Ensuite
6'3" x 5'3"

Bedroom Two
9'1" x 7'6"

Bedroom Three
7'6" x 5'10"

Bathroom
6'0" x 6'0"

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.







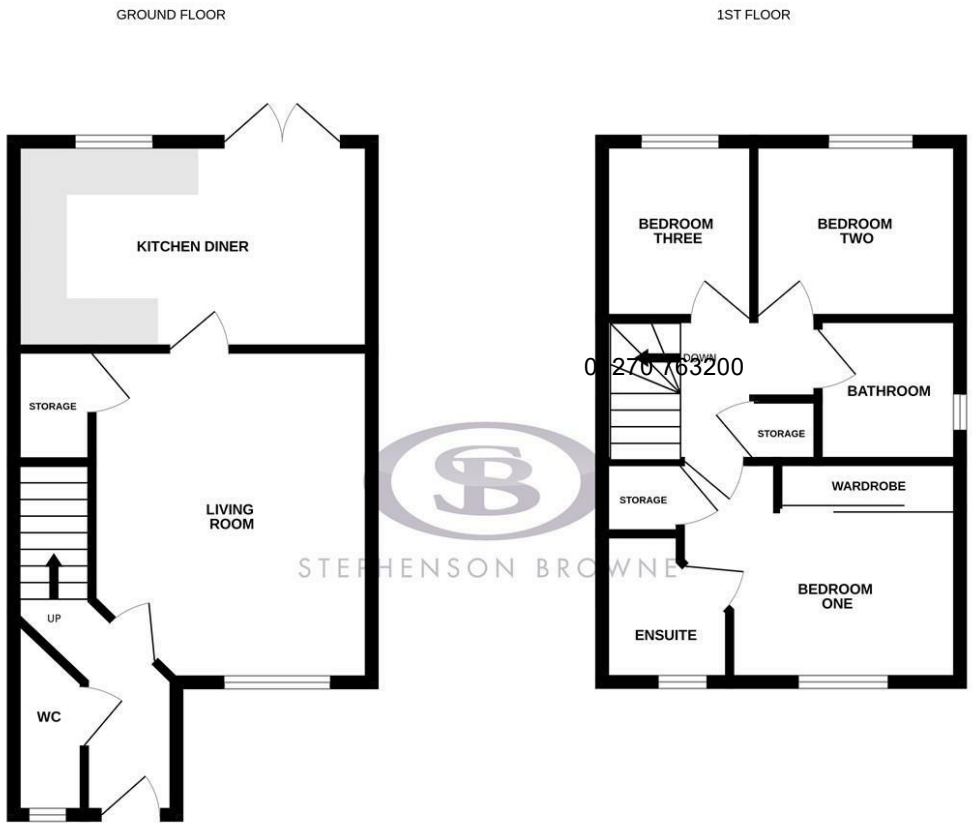







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Floorplans

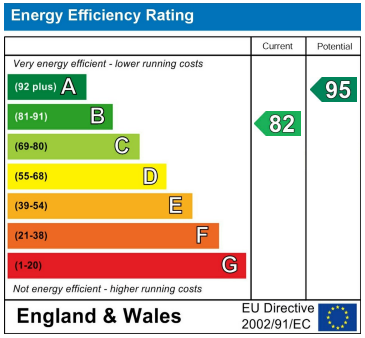


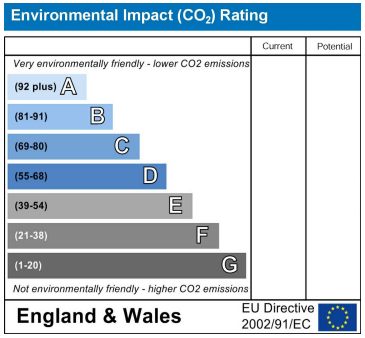
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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