

STEPHENSON BROWNE

Queens Drive, Sandbach

CW11 1BN

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Asking Price £280,000

DESCRIPTION

Situated on the highly sought-after Queens Drive in Sandbach, this beautifully renovated three-bedroom semi-detached family home offers stylish, move-in-ready accommodation within easy walking distance of the town centre, well-regarded schools, shops and a wide range of local amenities.

The property has been comprehensively modernised by the current owner and has undergone significant improvements, including complete rewiring, external rendering, replacement windows and doors, together with the installation of a contemporary fitted kitchen and a modern bathroom. The spacious accommodation is well suited to families, first-time buyers and those looking to upsize, offering a superb blend of modern finishes and practical living space.

Externally, the property benefits from driveway parking leading to a detached garage, while the generous rear garden provides an excellent outdoor space for families, entertaining or simply enjoying the warmer months.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a thoughtfully updated home in one of Sandbach's most desirable residential locations, with nothing to do but move straight in.

























ROOM DESCRIPTIONS

Living Room
12'7" x 9'8"

Kitchen Diner
18'11" x 9'3"

Bedroom One
13'0" x 10'4"

Bedroom Two
12'2" x 6'6"

Bedroom Three
9'10" x 8'5"

Bathroom
6'3" x 5'8"

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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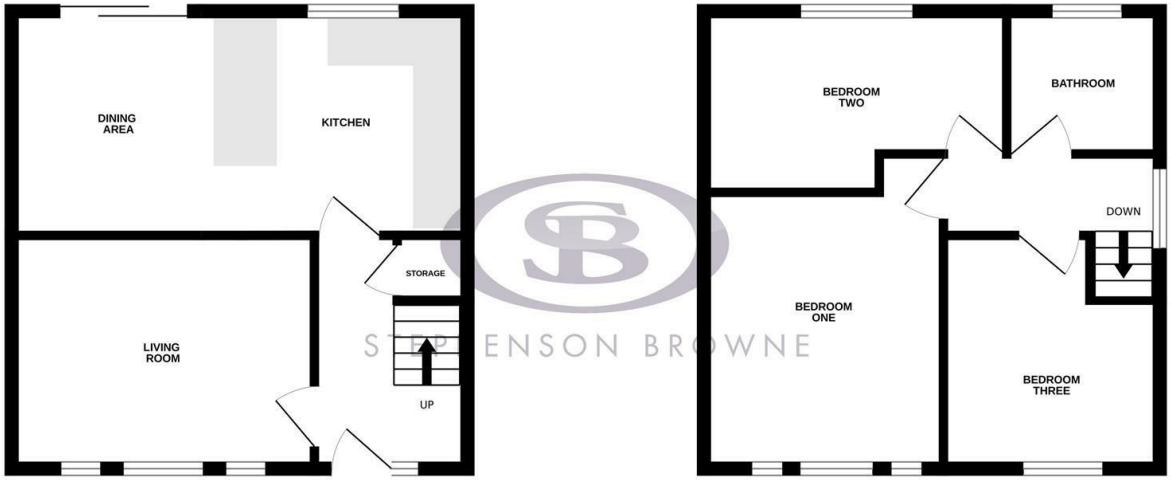
Viewing

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

Floorplans

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.

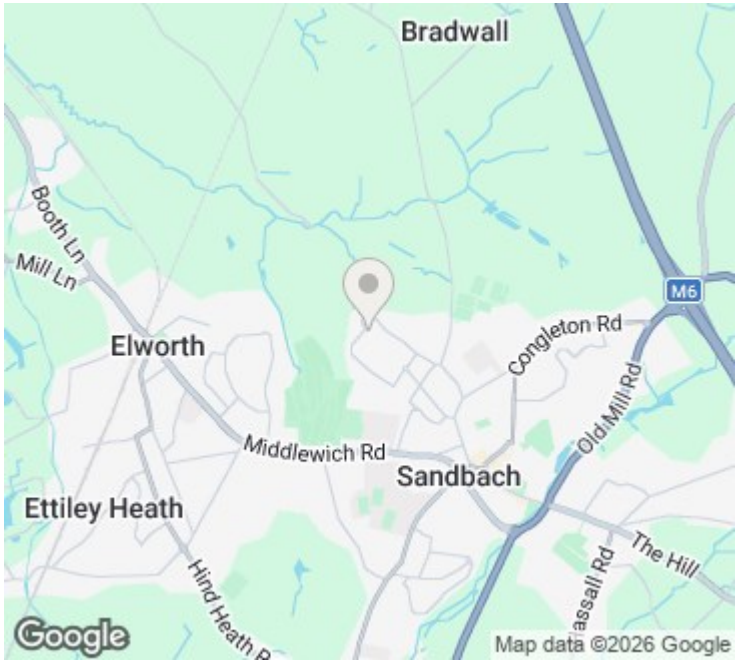
1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



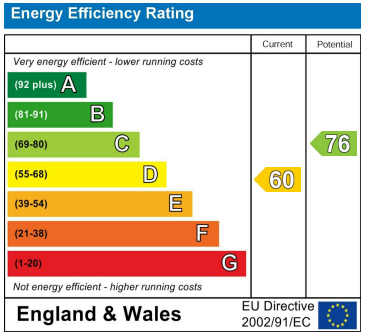
TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

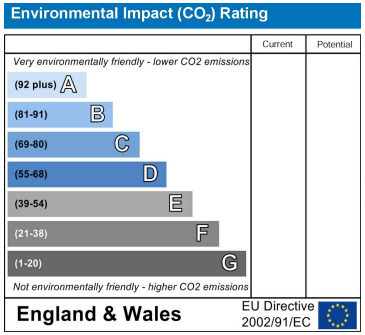
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





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

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