

STEPHENSON BROWNE

Wisdom Walk, Sandbach

CW11 3SA

3 2 1

Asking Price £270,000

DESCRIPTION

A beautifully presented and stylish three-storey townhouse situated on Wisdom Walk in Sandbach, offering spacious and versatile accommodation with a range of attractive features throughout.

The property benefits from three double bedrooms, with the impressive principal bedroom occupying the top floor and featuring a dressing room and en-suite shower room, creating a private and luxurious retreat. There is also a family bathroom, together with ample storage throughout the home.

The bright and spacious lounge is a particularly appealing reception space, featuring a well-designed media wall which provides an attractive focal point. The recently installed kitchen/breakfast room is modern and well equipped, with integrated appliances, offering an excellent space for both everyday family life and entertaining.

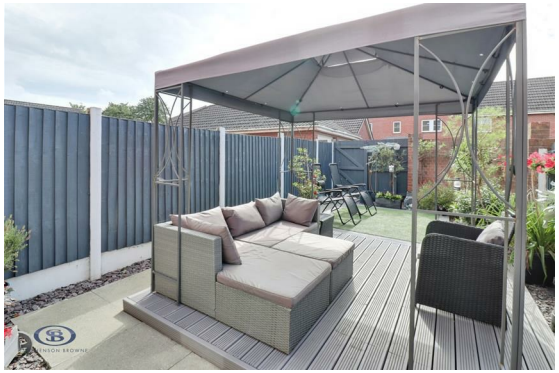
Externally, the property enjoys a private, low-maintenance rear garden, which has been recently landscaped and features artificial grass and a composite decking seating area, ideal for outdoor dining and relaxing. The garden is not overlooked, providing a good degree of privacy.

Further benefits include parking to the rear and a garage with power,













currently utilised as a home gym, and could provide useful additional storage and utility space. To the front, the property enjoys a lovely green aspect, adding to its pleasant setting.

Well presented, thoughtfully styled and ready to move into, this attractive townhouse combines modern living with generous accommodation and excellent outdoor space.













ROOM DESCRIPTIONS

Lounge
16'4" x 13'3"

Kitchen / Breakfast Room
13'3" x 12'8"

Bedroom One
13'3" x 13'0"

Dressing Room
10'3" x 6'5"

Ensuite
6'7" x 4'6"

Bedroom Two
13'3" x 11'7"

Bedroom Three
13'3" x 11'0"

Bathroom
6'3" x 6'2"

Tenure
We understand from the vendor that the property is leasehold. 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

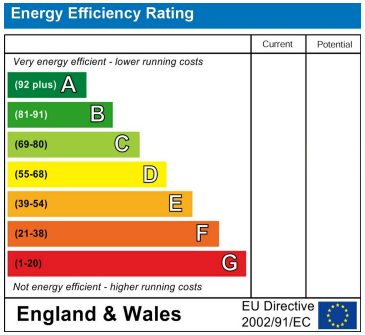


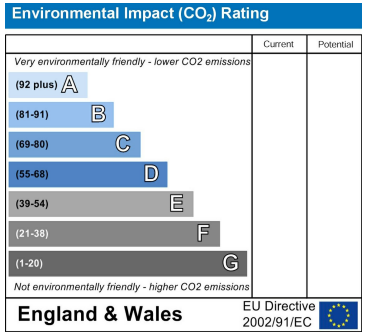
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





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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