

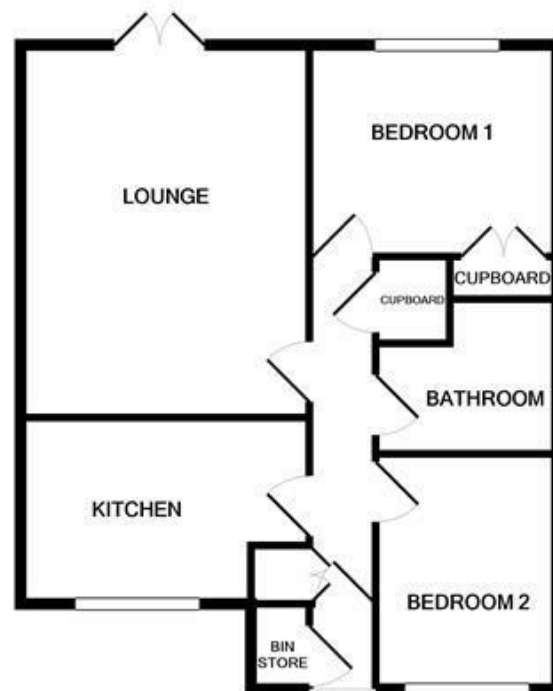


STEPHENSON BROWNE



11 Brookmere Close
Sandbach
Cheshire
CW11 1XT

Guide Price £145,000



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Average Referral Fee 2018/2019 to Move With Us Ltd. £123.64

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Forming part of a mews this attractive and most appealing bungalow enjoys an established cul-de-sac location within a highly regarded and much sought after residential area. The bungalow forms part of Brookmere Close a retirement complex conveniently situated for shops and local amenities.

Agents Remarks
Offering immaculate modern accommodation this retirement bungalow has been fully updated to provide lovely light and airy living space.

In brief the accommodation comprises; Entrance Hall, spacious Lounge, Breakfast Kitchen, two Bedrooms and Bathroom.

Outside there is parking to the front and a lawned rear garden. Maintenance aspects are covered by a monthly fee, including a gardener and window cleaner, there is also a security system.

Offered for sale with NO ONWARD CHAIN a viewing is absolutely essential to appreciate this home.

Location
Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

Directions
From our town centre office take the first exit at the roundabout and carry straight on at the second roundabout. Take the third exit at the third roundabout onto Middlewich Road. Take the third turning on the right into Grange Way before taking the seventh turning on the left into Brookmere Close. The property will be found on your left hand side.

SAT NAV: CW11 1XT

ACCOMMODATION

Entrance Hall
UPVC double glazed front door, access to loft space, storage cupboard, ceiling light point, smoke alarm, radiator. Airing cupboard housing wall mounted Worcester Bosch Combination Boiler.

Kitchen 12'2" x 7'10" (3.713 x 2.394)



Good range of cream fronted wall and base units with contrasting worktop surface over, tiled surround, inset sink with mixer tap, UPVC double glazed window to the front elevation, integrated washing machine, under counter fridge and freezer, space for oven, spotlighting, tall larder unit providing storage, breakfast bar.

Lounge 15'6" x 12'0" (4.727 x 3.677)



Ceiling light point, UPVC double glazed sliding doors into the garden, radiator, electric fireplace.

Bedroom One 9'2" x 10'3" (2.807 x 3.137)



Good range of fitted storage including bedside tables, wardrobes ,and over bed storage. UPVC double glazed window to the rear elevation, radiator, ceiling light point.

Bedroom Two 9'8" x 7'2" (2.967 x 2.200)



Currently utilised as a dining room. UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bathroom 7'2" x 5'5" (2.197 x 1.665)



Panel bath with mixer tap and tiled surround, sink unit inset into vanity storage, low level WC, ladder style radiator, spotlighting, extractor fan.

OUTSIDE

Front
Shaped lawn area with low hedge boundaries, paved pathway leading up to the front door, gated access to the garden. canopy porch with storage cupboard.

Rear
Paved patio, fenced boundaries, laid to lawn.

N.B
We would point out that purchasers are required to be 55 years or older in order to qualify for residency through Riverside Housing Association. We would also recommend purchasers to consider the terms and conditions of the management company prior to entering into a contract. The property