



Buckley Place, Moston

Sandbach

Offers in Region of £260,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



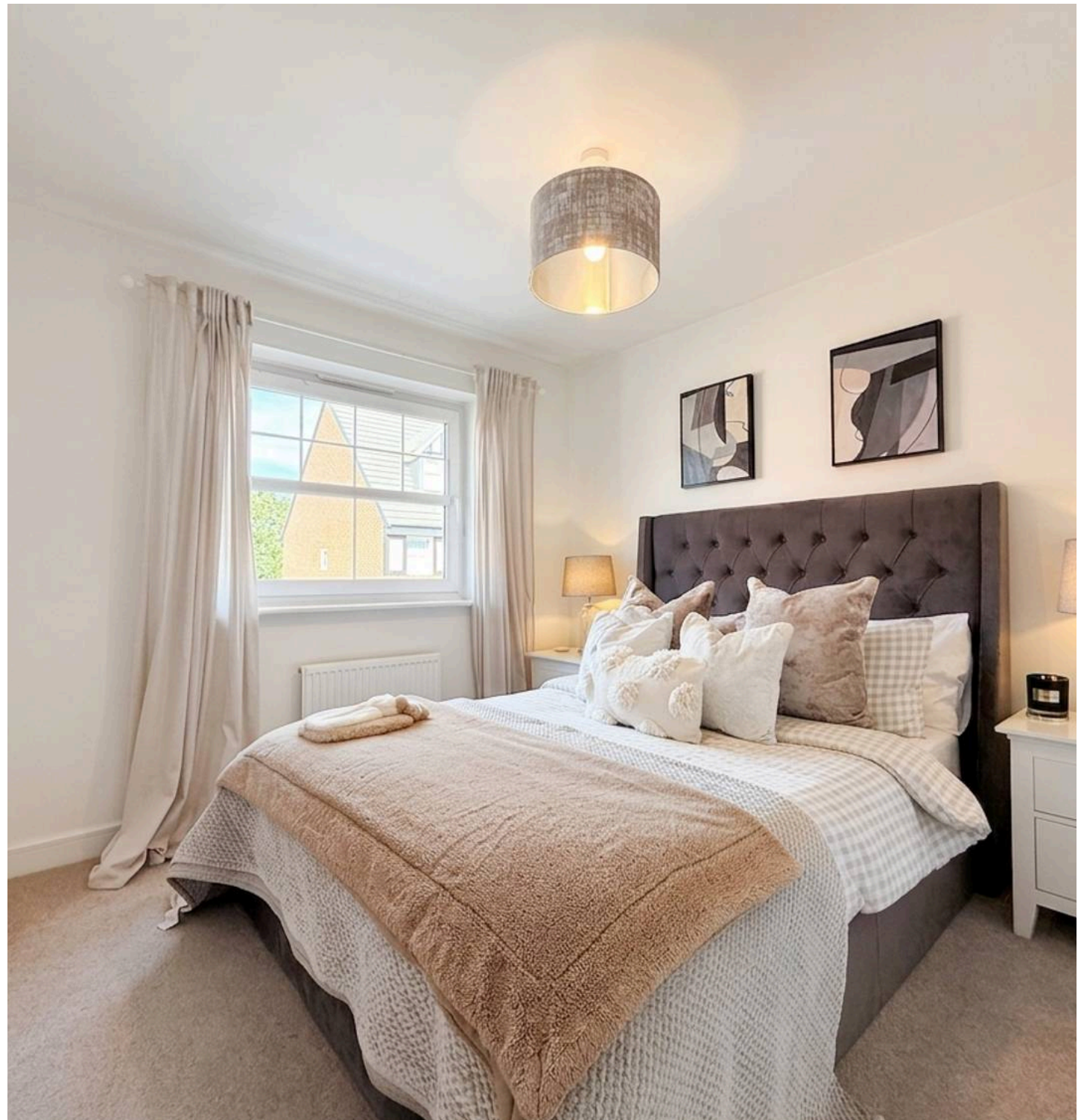
Buckley Place

Moston, Sandbach

Situated within the highly regarded Albion Lock development in Moston, Sandbach, this beautifully presented three-bedroom Gosford design by Taylor Wimpey was constructed in 2021 and offers stylish, contemporary accommodation with the remainder of a 10-year NHBC warranty, with approximately five years remaining.

Occupying a pleasant position within this popular development, the property is offered on a **FREEHOLD** basis and has been thoughtfully maintained and enhanced by the current owners. Externally, there is a private driveway with an EV charging point and a beautifully landscaped, enclosed south westerly rear garden, providing an ideal space for outdoor dining and family enjoyment.

The accommodation is well balanced throughout and briefly comprises a welcoming entrance hallway with shoe storage under the stairs, a cloakroom/WC, a generous living room, and an impressive open-plan dining kitchen, fitted with a contemporary range of units along with integrated appliances and offering ample space for both everyday family living and entertaining. A useful under-stairs storage cupboard, currently utilised as a pantry, further enhances the practicality of the home.



Buckley Place

Moston, Sandbach

To the first floor, the principal bedroom enjoys the benefit of a stylish en-suite shower room, whilst two further well-proportioned bedrooms are served by a modern family bathroom, all presented to an excellent standard.

Albion Lock is a sought-after modern development, ideally positioned for convenient access to Sandbach town centre, highly regarded schools, excellent road and rail links, and a wealth of nearby countryside walks, making it an ideal setting for families and commuters alike.

Combining contemporary design, practical living space and an enviable location, this exceptional home represents an excellent opportunity for those seeking a property that is ready to move straight into. Early inspection is strongly recommended.

Agent Note: *Under the Estate Agents Act of 1979, notice is given that the property is owned by an employee of Gascoigne Halman.*



Buckley Place

Moston, Sandbach

Council Tax band: C

Tenure: Freehold

Services (NOT TESTED): All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

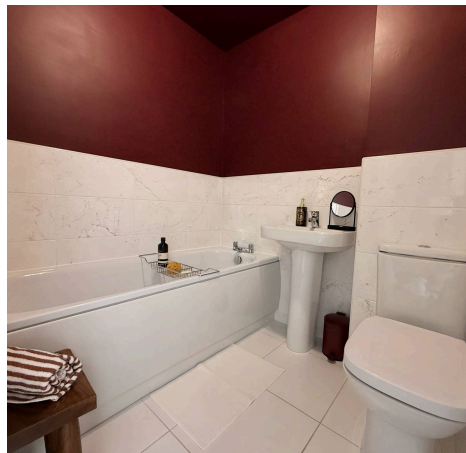
Local Authority: Cheshire East

EPC Energy Efficiency Rating: B

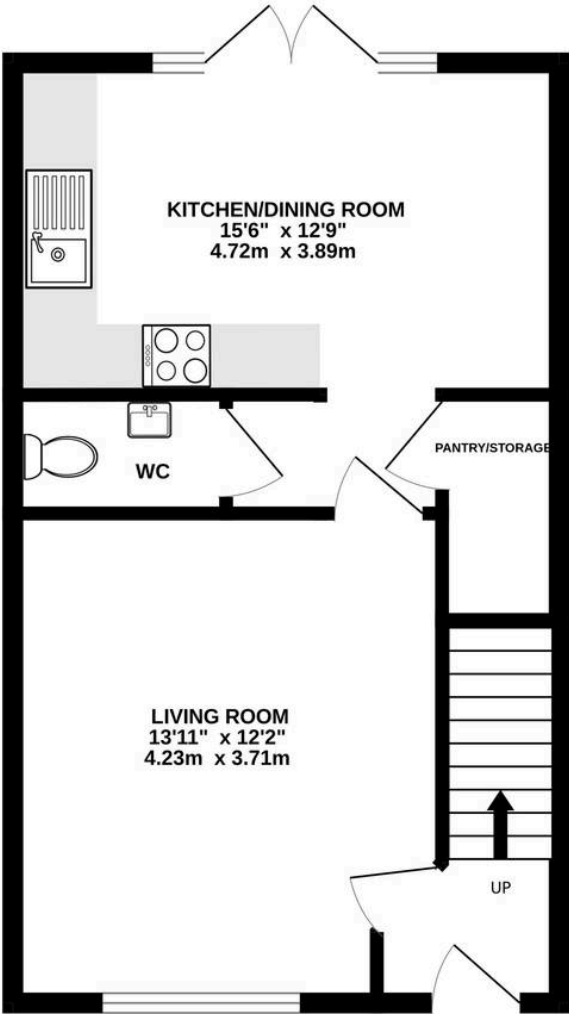
Total Floor Area: 826 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- Three-bedroom Taylor Wimpey 'Gosford' home
- Freehold with NHBC warranty remaining
- Built in 2021
- Open-plan dining kitchen
- Principal bedroom with en-suite
- Driveway with EV charging point
- Landscaped south westerly enclosed rear garden
- Sought-after Albion Lock development



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.

