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Energy performance certificate (EPC)

148, Crewe Road SANDBACH CW11 4PX	Energy rating E	Valid until: 28 June 2026
		Certificate number: 8436-7726-4200-7551-1922

Property type Detached bungalow

Total floor area 70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-ord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-ord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8436-7726-4200-7551-1922>

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Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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148 Crewe Road
Sandbach, Cheshire CW11 4PX

Selling Price: £240,000

- DETACHED BUNGALOW ON A GENEROUS PLOT
- FANTASTIC OPPORTUNITY TO PUT 'YOUR OWN STAMP ON IT'
- LOUNGE & DINING ROOM
- KITCHEN & BATHROOM - READY FOR MODERNISATION
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER AREA OF SANDBACH
- NO CHAIN

A Rare Opportunity in a Desirable Location

This true bungalow, situated on one of Sandbach's most popular and sought-after roads, presents a fantastic opportunity for buyers seeking a project bursting with potential. Occupying a generous, freehold plot and boasting excellent room sizes throughout, this property is ready for a new owner to modernise and make it their own. Its prime location is ideal for those looking for convenience and accessibility to local schools and amenities.

The Property: The journey through the home begins with a PVCu double glazed door leading into a tiled entrance porch. From here, a glazed timber door opens into the main Lounge, a bright and airy space benefiting from dual-aspect PVCu double glazed windows. The inner hallway provides access to the rest of the accommodation and the loft space. The Dining Room, situated at the rear of the bungalow, is a good size and features a PVCu double glazed window. This room flows into the dual-aspect Kitchen, which is fitted with a range of dark wood-panelled eye-level and base units, a preparation surface with an inset double bowl sink, and a built-in electric oven and gas hob. The kitchen also provides space and plumbing for a washing machine and houses the wall-mounted Ideal gas central heating boiler. Both of the two bedrooms are generous double bedrooms. The front bedroom includes fitted wardrobes, while the side bedroom features



fitted cupboards in the alcove, providing ample storage. A three-piece coloured suite comprising a low-level W.C., pedestal wash hand basin, and a panelled bath with an electric shower over completes the Bathroom.

Outside & Gardens: The property occupies a generous plot. The front is bordered by a brick wall with a wrought iron gate leading to a central path, flanked by lawns. Gated access is available on both sides, leading to the private rear garden. This outdoor space is perfect for entertaining, with a raised paved terrace adjacent to the house and steps leading down to a lower-tiered area with space for a timber shed. The rear also features a gated driveway, providing off-road parking for one car. The garage is noted to be in a poor state of repair.

Location & Lifestyle: Sandbach is a thriving South Cheshire market town with a rich history, offering a perfect blend of cultural and leisure activities. The town centre provides a range of speciality shops, restaurants, boutiques, and a Waitrose supermarket. On Thursdays, the traditional Elizabethan street market brings a vibrant atmosphere to the Town Hall, while a popular Farmers Market is held every second Saturday on the cobbled square. The local schools are highly regarded, making this an ideal location for families.



Commuting & Connectivity

Road: Excellent access is provided to the M6 Motorway at junction 17, as well as the A34, offering a quick commute to Manchester, Liverpool, The Potteries, and Crewe. **Rail:** Sandbach railway station provides frequent links to Manchester, while the major regional rail hub of Crewe is under 12 miles away and connects to London in as little as two hours.

Air: Manchester International Airport is just a 40-minute drive away, providing direct flights to over 180 domestic and worldwide destinations.

This exceptional property is suitable for a multitude of buyers and viewings come very highly recommended!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to porch.

PORCH : PVCu double glazed side panels. Granolithic tiled floor. Glazed timber door to:

LOUNGE 12' 10" x 11' 10" (3.91m x 3.60m) to alcove: PVCu double glazed windows to dual aspects. Two single panel central heating radiators. 13 Amp power points. Tiled fireplace.

INNER HALL : Access to roof space.

BEDROOM 1 FRONT 12' 0" x 10' 8" (3.65m x 3.25m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted wardrobes.

BEDROOM 2 SIDE 12' 0" x 8' 9" (3.65m x 2.66m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Fitted cupboards to alcove.



BATHROOM 6' 0" x 5' 10" (1.83m x 1.78m): PVCu double glazed window to side aspect. Coloured suite comprising: low level W.C., pedestal wash hand basin and panelled bath with Triton electric shower over. Tiled to splashbacks. Single panel central heating radiator.

DINING ROOM 13' 0" x 12' 0" (3.96m x 3.65m) maximum: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

KITCHEN 11' 6" x 9' 10" (3.50m x 2.99m): PVCu double glazed dual aspect windows. Dark wood panelled eye level and base units having preparation surface over with double bowl sink unit inset. Space and plumbing for washing machine. Built-in electric oven and built-in 4 ring gas hob. Wall mounted Ideal gas central heating boiler. PVCu double glazed door to rear.

Outside :

FRONT : Brick boundary wall. Wrought iron pedestrian gate leading to a central path flanked with lawns leading to the front door. Access to the rear via both sides.

REAR : Adjacent is a raised paved terrace and lawned garden with steps to a lower tiered area with space for a timber garden shed. Gated access to driveway for one car.

GARAGE 16' 0" x 7' 10" (4.87m x 2.39m) internal measurements: In poor state of repair.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

TAX BAND: C

DIRECTIONS: SATNAV: CW11 4PX

