



Wright Marshall
Estate Agents

79 Elworth Road Sandbach CW11 3HN



Informal Tender £250,000

1 Princess Street, Knutsford, Cheshire, WA16 6BY
T. 01565 621624
Knutsford@wrightmarshall.co.uk /
Cheshirelettings@wrightmarshall.co.uk



Located on a popular and desirable road this bay fronted three bedroom semi detached offers a fantastic opportunity to create something very special. With options including a simple refurb to an extensive wrap around extension (subject to the correct planning approval) this could be a once in a lifetime opportunity for the right person.

SANDBACH

A popular place to call home, Sandbach is a historical market town nestled in the heart of the Cheshire countryside. Its 16th century cobbled market square plays host to weekly markets and a number of craft fairs during the summer months. It also boasts a good selection of independent specialist shops as well as the popular high street names, there are a number of supermarkets including Waitrose, Aldi and Co-op and a thriving indoor market. Sandbach has fantastic transport links with Junction 17 of the M6 apx. 1 mile away making travel to Holmes Chapel, Congleton and other surrounding towns easy.

For city centre shopping Manchester is approximately 40 minutes away and the attractive walled city of Chester is less than 30 miles away.

TENURE

We understand the tenure to be freehold.

VIEWINGS

Open viewings on Sunday 16th & 23rd between 11am & 1pm

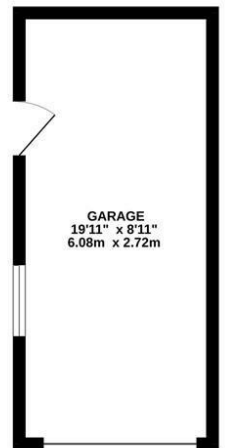
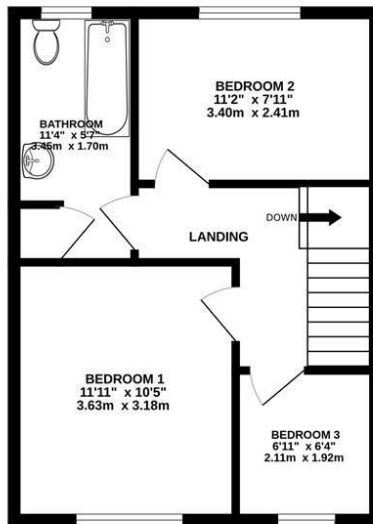
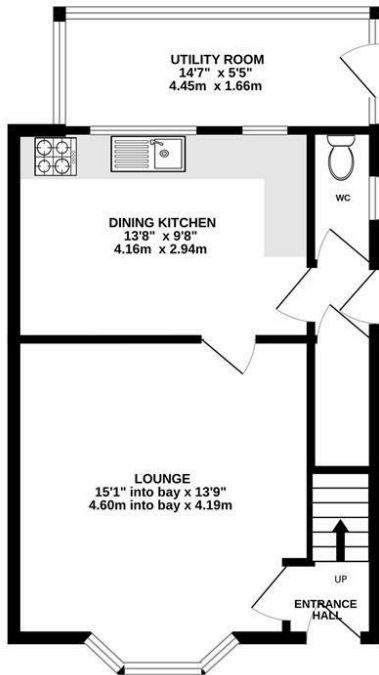




GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.

2ND FLOOR
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 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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