



**44 Elworth Road**

CW11 3HN

**Offers Over £300,000**



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STEPHENSON BROWNE

A superb two/three bedroom, detached true bungalow upon a large plot and found in a desirable area.

#### Agents Remarks

Having been comprehensively updated and improved in more recent years by the present owner, this three bedroom, detached true bungalow is ready to move straight in to.

Appealing features of the property include gas central heating, double glazed windows, open plan shaker style dining kitchen, and a gorgeous landscaped garden.

In brief the accommodation comprises; Hallway, Lounge, open-plan Dining/Kitchen, Conservatory, 2 Bedrooms with a study that could be used as a single bedroom, and a modern Bathroom suite.

Elworth Road is a popular location, especially for families, being within walking distance to local schools and nearby shops. Sandbach Railway Station is also close by, perfect for commuters!

#### 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.

#### ACCOMMODATION

##### Entrance Hallway

Composite front door, three ceiling light points, smoke alarm, storage cupboard with mirrored sliding doors, radiator, wood effect laminate flooring, access to the loft space which has UPVC double glazed window to the front elevation and potential to extend into under permitted development.





### Lounge

17'11" x 11'10" (5.48m x 3.61m )

UPVC double glazed window to the front elevation, four wall lights, radiator, brick fireplace with inset log burner, TV point.

### Dining Kitchen

16'5" x 11'5" (5.02m x 3.49m )

A range of cream shaker wall and base units with contrasting work-surface over, integrated oven, four ring electric hob with extractor fan over, inset ceramic sink with mixer tap and drainer, space and plumbing for washing machine, ceiling light point, radiator, two UPVC double glazed windows to the side elevation and one to the rear elevation, wood effect laminate flooring.

### Conservatory

UPVC double glazed windows all around, space for American fridge/freezer, UPVC double glazed stable door leading out to the garden, wall light, vinyl tile effect flooring.

### Bedroom One

15'0" x 11'11" (4.59m x 3.64m )

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

### Bedroom Two

13'10" x 6'9" (4.23m x 2.08m )

UPVC double glazed windows to the front and side elevation, wood effect laminate flooring, ceiling light point, radiator.

### Study/Bedroom Three

12'0" x 5'7" (3.67m x 1.71m )

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

### Bathroom

Low level WC, pedestal wash hand basin with mixer tap. curved bath with mixer tap and shower attachment over, radiator, tiled flooring, UPVC double glazed frosted window to the side elevation, ceiling light point.

### OUTSIDE

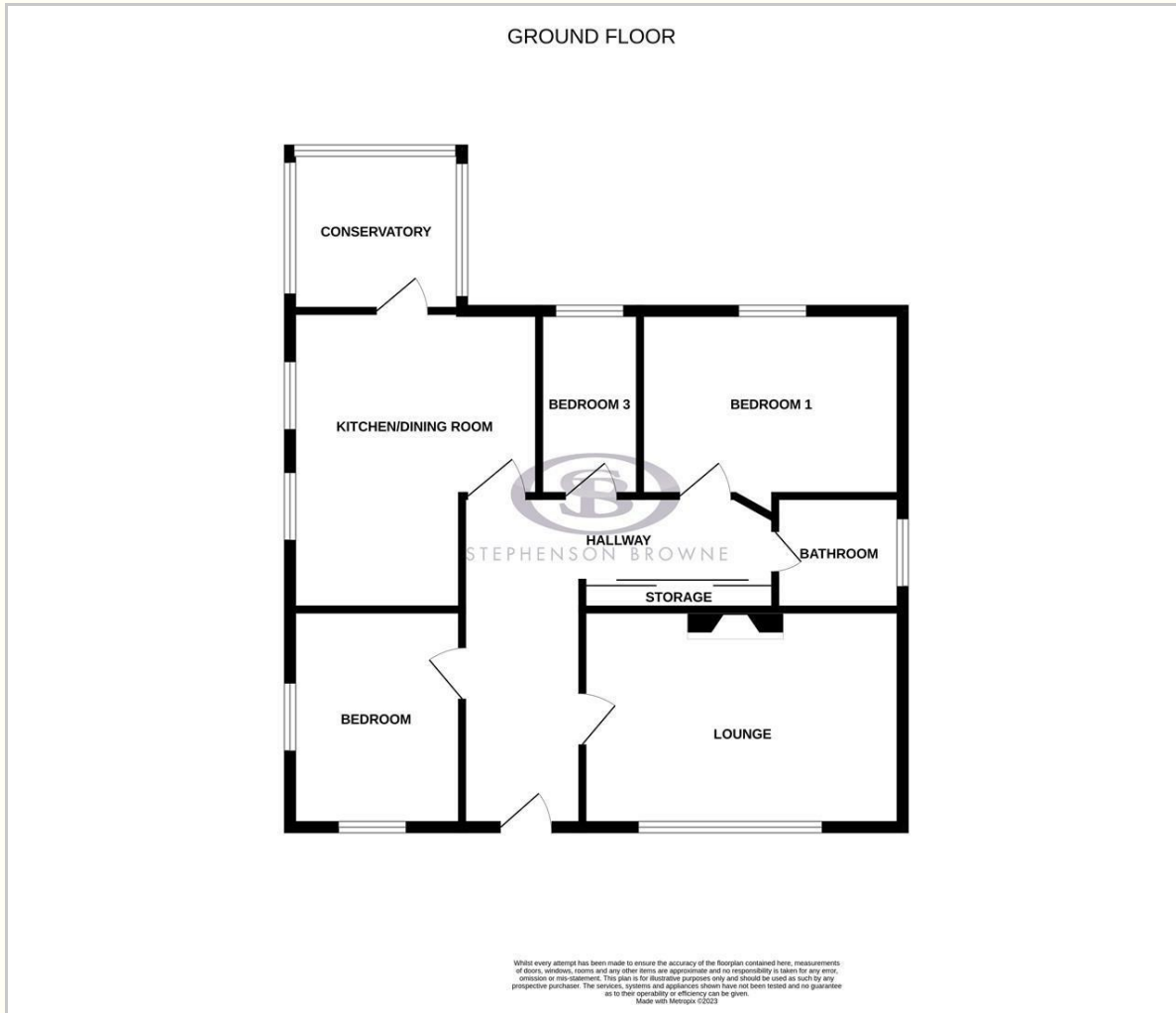
#### Front

Crazy paving driveway for ample off road parking, laid to lawn area.

#### Rear

Block paved patio, laid to lawn, Indian stone patio area, fenced boundaries.

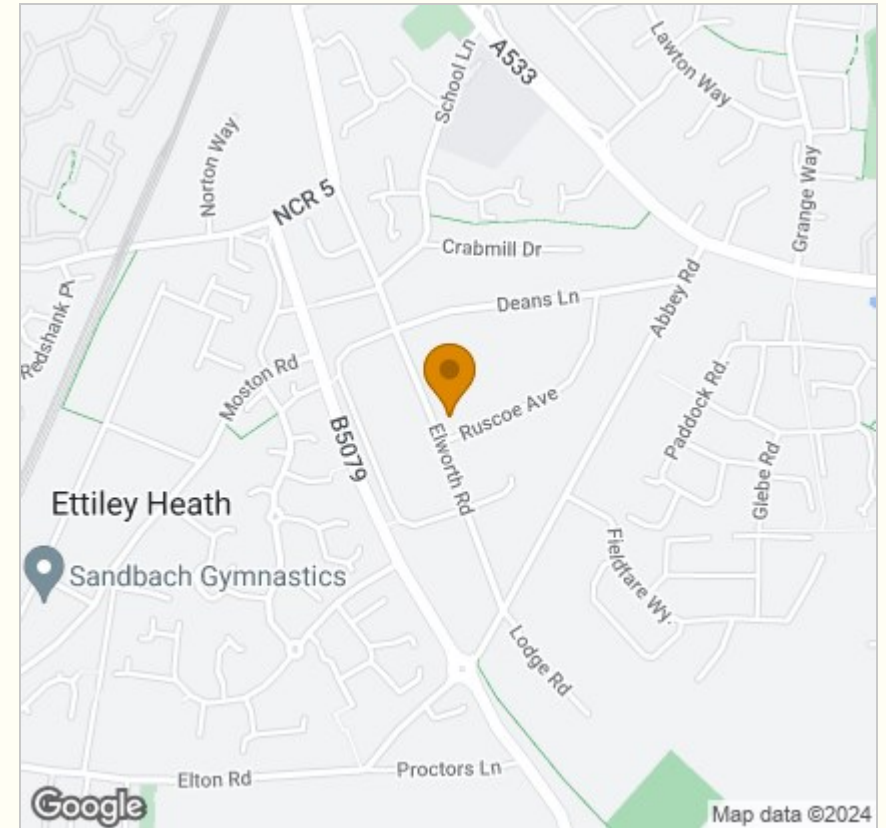
## Floor Plan



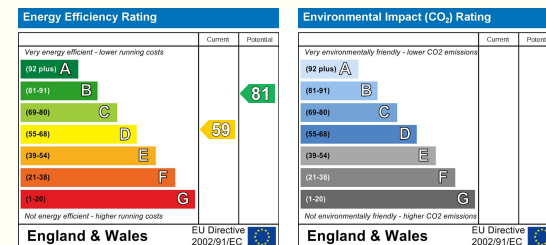
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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