



**156 Congleton Road**

CW11 1DW

**Asking Price £325,000**



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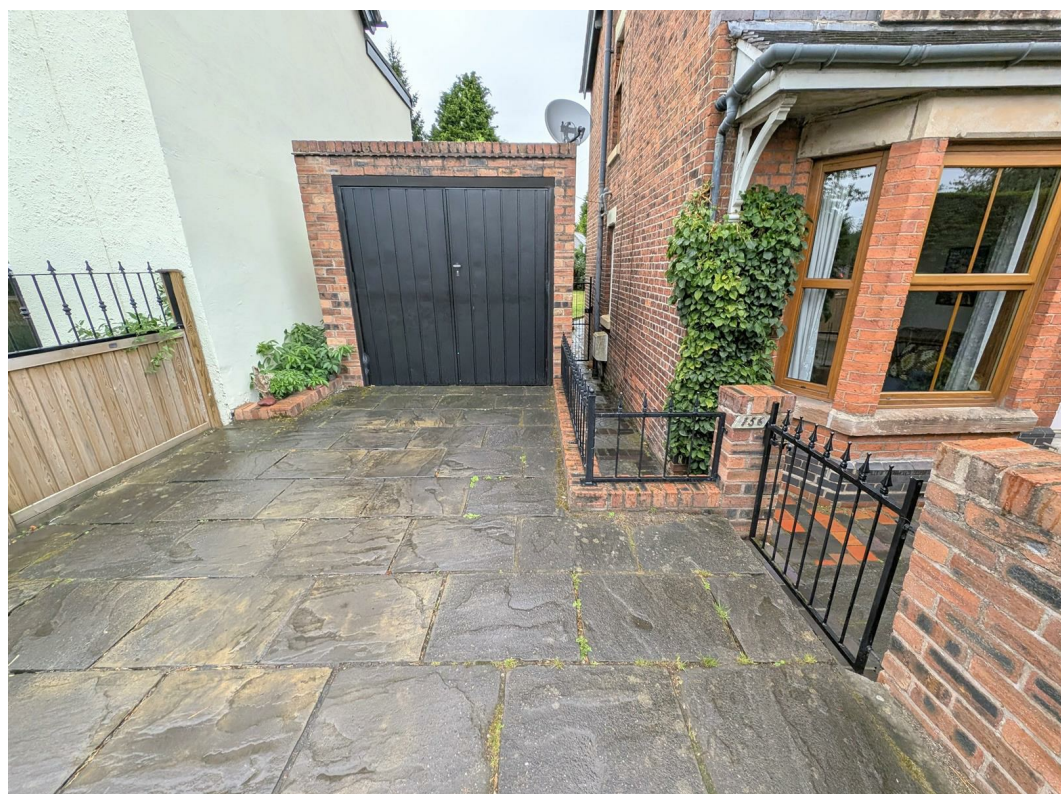
STEPHENSON BROWNE



A charming and characterful semi-detached home found in the highly sought-after area of Congleton Road. Boasting driveway parking, a garage, multiple outbuildings, and character features that add a touch of elegance and warmth to the home. within close proximity to all local amenities and transport links.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your family. The kitchen hosts integrated appliances including slimline dishwasher, fridge / freezer, and microwave. To the first floor there are three cosy bedrooms, perfect for a growing family or those in need of a home office or guest room. With a well-appointed bathroom and shower room, there will be no more queuing for the shower in the morning rush. The enclosed, extensive garden is a delightful outdoor space where you can bask in the sunshine.

Contact Stephenson Browne today for the opportunity of acquiring this wonderful period home.





## **Sandbach**

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.

## **Entrance Hallway**

13'1" x 3'2"

## **Living Room**

12'4" x 10'9"

## **Sitting Room**

12'10" x 9'9"

## **Dining Room**

13'5" x 6'5"

## **Kitchen**

10'0" x 8'8"

## **Landing**

## **Bedroom One**

11'8" x 10'4"

## **Bedroom Two**

9'1" x 8'5"

## **Bedroom Three**

6'10" x 6'5"

## **Shower Room**

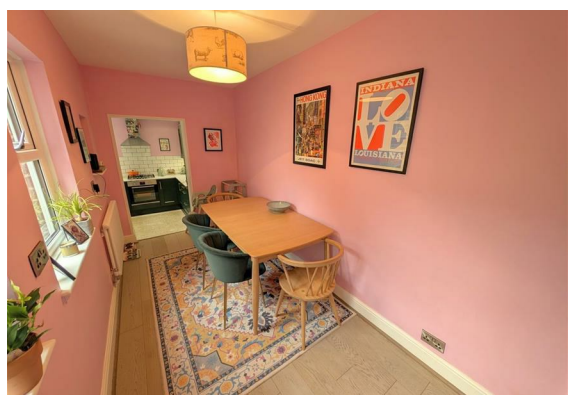
6'2" x 3'3"

## **Bathroom**

8'11" x 4'0"

## **Agents Note**

The property drainage is via a Septic tank.





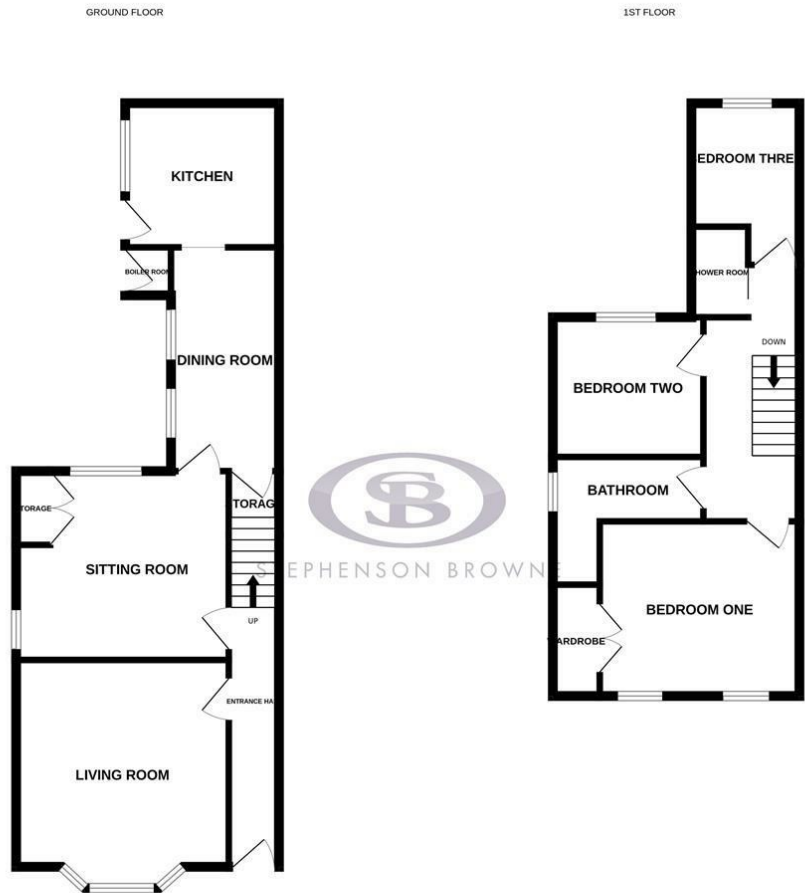
- Period Property
- Character Features
- Walking Distance To Sandbach Town Centre
- Great Road Links / Close to M6
- Three Reception Rooms
- Three Bedrooms
- Outbuildings
- Excellent Outdoor Space
- Driveway
- Garage





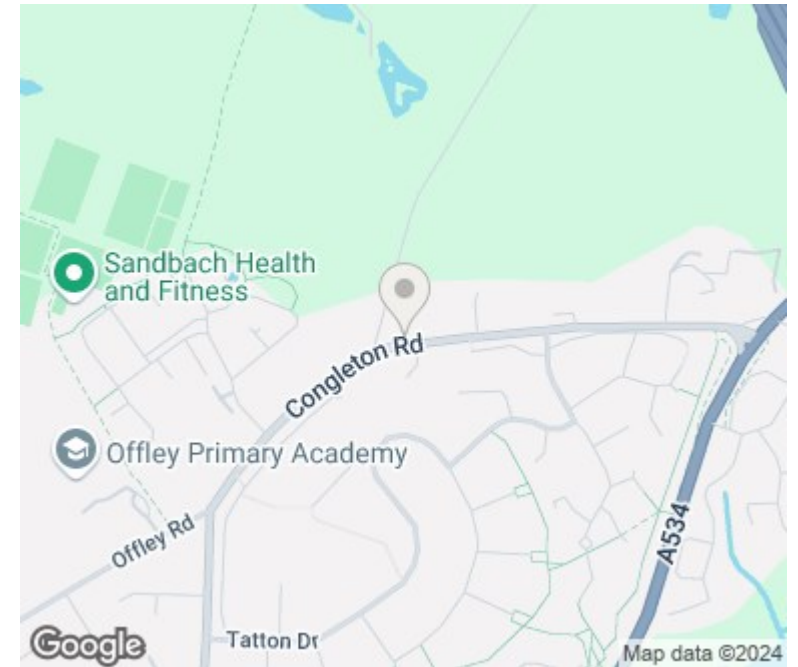


# Floor Plan



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 is given as to their operability or efficiency can be given.  
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# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		45	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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