



138 CONGLETON ROAD, SANDBACH, CW11 1DN

OFFERS IN THE REGION OF £795,000



STEPHENSON BROWNE

Welcome to Bendith House, a charming 1930s detached home located on Congleton Road in Sandbach. This period property exudes character with its high ceilings and original features, making it a truly unique find.

Situated within walking distance to Sandbach Town Centre, Bendith House offers the perfect blend of convenience and tranquility. The property boasts four impressively sized reception rooms, providing ample space for entertaining guests or simply relaxing with the family.

With four double bedrooms, a bathroom, and a shower room, there is no shortage of accommodation in this delightful home. The principal bedroom even features a balcony overlooking the expansive garden, perfect for enjoying a morning coffee or unwinding in the evening.

Outside, Bendith House sits on a substantial plot with an extensive driveway, ensuring plenty of parking space for residents and visitors alike. The large rear garden is both private and enclosed, offering a peaceful retreat from the hustle and bustle of everyday life.

Don't miss this opportunity to own a piece of history in a sought-after location. Bendith House is a true gem, waiting for the right owner to appreciate its timeless beauty and endless possibilities.



Ground Floor

Entrance Hall

21'3" x 7'3"
Entrance hallway with recently sand and stained parquet flooring. Stairs leading to the first floor.

Sitting Room

14'11" x 11'0"
Cast iron gas fire. Dual aspect.

Living / Dining Room

28'7" x 12'1"
A large, open plan, living / dining room with triple aspect to the front side and rear of the property. French doors leading to the rear garden. Gas fire.

Study

11'0" x 9'6"
A large study offering a range of uses. Large bay window.

Kitchen

17'4" x 7'10"
A range of wall and base units with Granite work surfaces over. Integrated dishwasher, washing machine, and fridge / freezer. 5 ring gas hob with extractor above. Double electric oven. Large pantry. Underfloor heating. French doors leading to the rear patio.

Breakfast Room

12'11" x 10'11"
With log burner. Underfloor heating. Space for a dining table overlooking the garden, and a chair for reading by the fire. Bay window to the side aspect.

Utility / Boot Room

13'6" x 8'7"
Currently a utility / boot room with ample space for storage. Previously a garage, there is an electric roller shutter door so could be utilized as a garage once more. Boarded storage above via a fitted loft ladder.



Shower Room

10'7" x 7'3"

A downstairs shower room, with storage cupboards. Heated towel rail.

First Floor

Landing

12'4" x 8'10"

A grand landing area, offering space for storage and seating. Doors leading to all rooms.

Principal Bedroom

18'3" x 12'0"

A large double bedroom, with fitted units, and French windows leading to the balcony with wonderful garden views.

Bedroom Two

13'1" x 9'6"

With fitted wardrobes and dressing table.

Bedroom Three

12'8" x 11'1"

With boarded eaves storage and a light for easy access and visibility.

Bedroom Four

11'0" x 8'2"

A small double bedroom with space for a bed and accompanying furniture.

Bathroom

11'5" x 7'4"

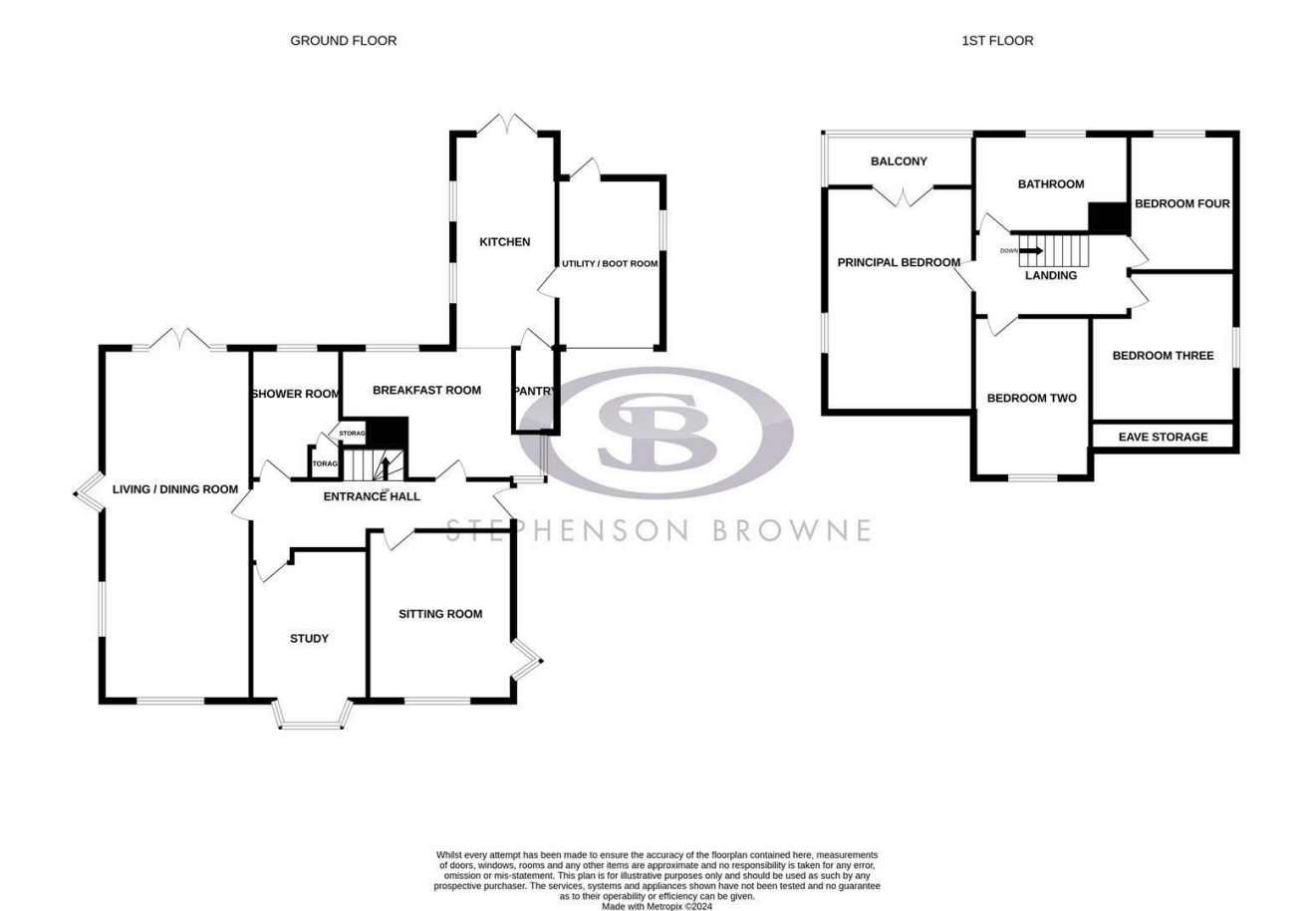
Four-piece suite comprising a free-standing bathtub, sink vanity unit, low level WC, and quadrant shower enclosure. Heated towel rail.



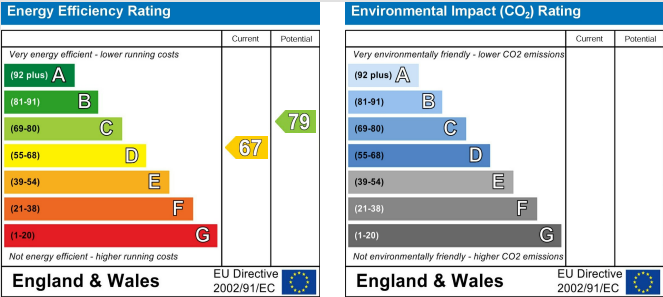
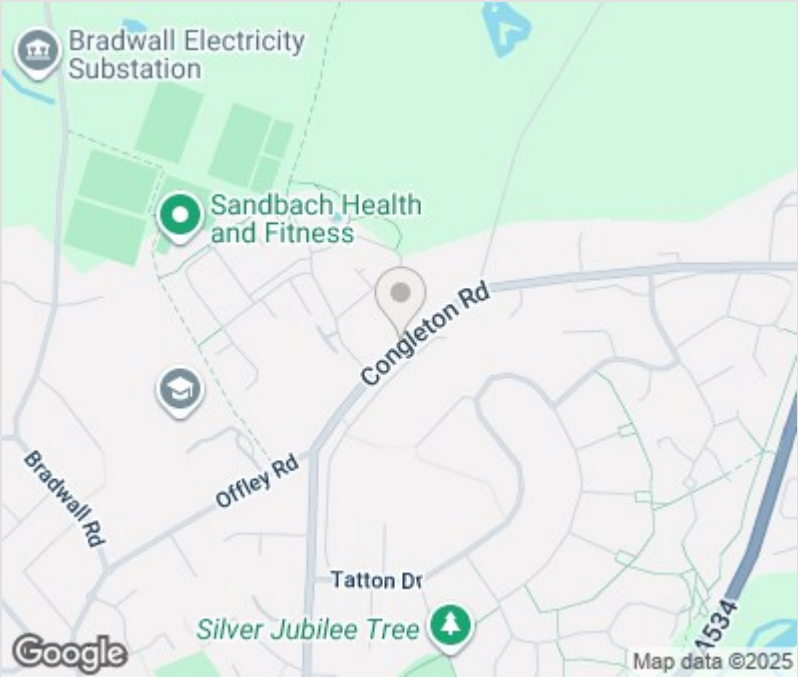




Floor Plan



Area Map



Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64