



49 Harry Mortimer Way

CW11 3AJ

Asking Price £195,000



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STEPHENSON BROWNE

A delightful home on Harry Mortimer Way, presenting an excellent opportunity for first-time buyers in particular. With no onward chain, this property is ready for you to move in and make it your own.

The home boasts two generously sized double bedrooms, providing ample space for relaxation and rest. Storage is plentiful throughout the property, ensuring that all your belongings can be neatly tucked away. The recently updated bathroom adds a touch of modernity, while the convenient downstairs WC enhances practicality for everyday living.

The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen can accommodate a small dining table.

The property also benefits from driveway parking, a garage for additional storage, and extra parking space, making it ideal for families or those with multiple vehicles. Step outside to discover a private and enclosed rear garden, a wonderful space for outdoor activities, gardening, or simply unwinding in the fresh air.

Situated in a popular family estate, this home is conveniently located within walking distance to nearby schools, making it an excellent choice for families. Additionally, the town centre and surrounding areas are just a short drive away, providing easy access to a variety of amenities and services.

This property is a true gem, combining comfort, convenience, and a welcoming community atmosphere. Don't miss the chance to view this lovely home and envision your future in this delightful setting.



Entrance Hall

4'9" x 3'10"

Living Room

15'3" x 9'10"

With spacious understairs storage.

Kitchen / Diner

10'9" x 9'10"

A range of wall and base units with worktops over. Freestanding washing machine. Space for a tall fridge freezer. Integrated gas hob with extraction hood above and electric oven below.

Rear Porch

5'4" x 4'1"

WC

4'7" x 3'2"

WC and sink.

Landing

Bedroom One

13'7" x 9'10"

With storage cupboard.

Bedroom Two

13'9" x 9'10"

With over-stairs storage cupboard.

Bathroom

6'6" x 6'5"

Three-piece suite comprising vanity sink and WC units, and a bathtub with shower over. Heated towel rail and LED demistable mirror.

Garage

17'11" x 9'1"

With power and light. Up and over door.

Externally

Driveway parking and front lawn. Gated access to the rear lawned garden and external tap.

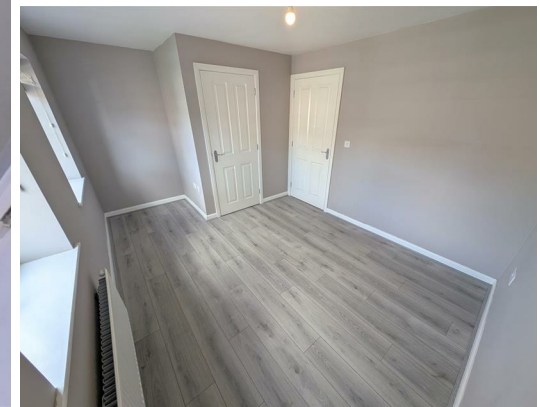
General Notes

Loft insulation.

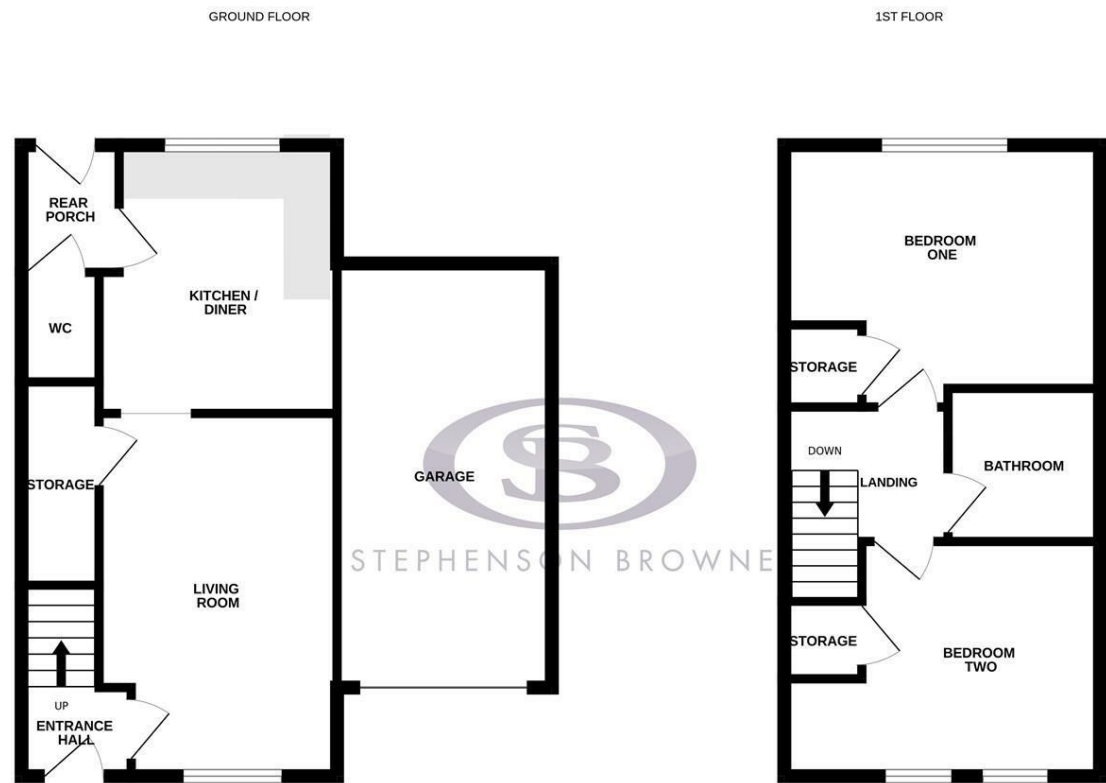


- No Onward Chain
- Current Annual Service Charge of JUST £93.30
- Ample Built-In Storage Throughout
- Downstairs WC
- Private & Enclosed Rear Garden
- Recently Updated Modern Bathroom
- Driveway Parking
- Ideal First Home on a Popular Family Estate
- Garage
- Two Spacious Double Bedrooms



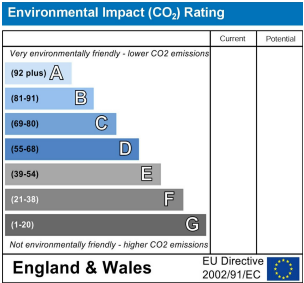
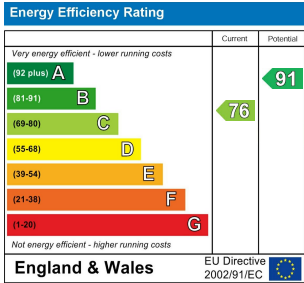


Floor Plan



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



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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