



70 POOL LANE, WINTERLEY, SANDBACH, CW11
4RY

ASKING PRICE £600,000



STEPHENSON BROWNE

Found in Winterley, Sandbach, this delightful detached dormer bungalow presents a fantastic opportunity for those seeking a serene lifestyle surrounded by picturesque countryside. The property boasts inviting reception rooms, providing versatile living spaces that can be tailored to your needs, whether for relaxation or entertaining guests.

With four well-proportioned bedrooms, including two conveniently located on the ground floor, this bungalow is ideal for families or those looking to downsize without compromising on space. The single bathroom is functional and well-appointed, catering to the needs of everyday living.

Set amidst lush fields and tranquil landscapes, the location offers a peaceful retreat while still being just a ten-minute drive from the bustling town of Sandbach, where you can find a variety of shops, restaurants, and amenities. This perfect blend of rural charm and accessibility makes it an attractive proposition for potential buyers.

Moreover, the property holds further potential for extension and development, allowing you to personalise and enhance your living space to suit your lifestyle. Whether you envision expanding the existing footprint or creating a beautiful garden oasis, the possibilities are abundant.

In summary, this bungalow on Pool Lane is not just a home; it is an opportunity to embrace a lifestyle enriched by nature and community. Do not miss the chance to make this charming property your own.



Entrance Hallway
23'7" x 4'11"

Lounge
14'5" x 11'1"

Dining Room
11'1" x 10'2"

Dining Kitchen
18'8" x 12'1"

Utility Room
11'5" x 5'6"

Bedroom Two
11'5" x 11'9"

Bedroom Three
11'5" x 11'1"

Bathroom
11'5" x 6'2"

FIRST FLOOR

Landing
15'5" x 10'5"

Bedroom One
18'8" x 12'9"

Bedroom Four
10'5" x 6'10"

WC
6'10" x 5'2"

Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.



AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?

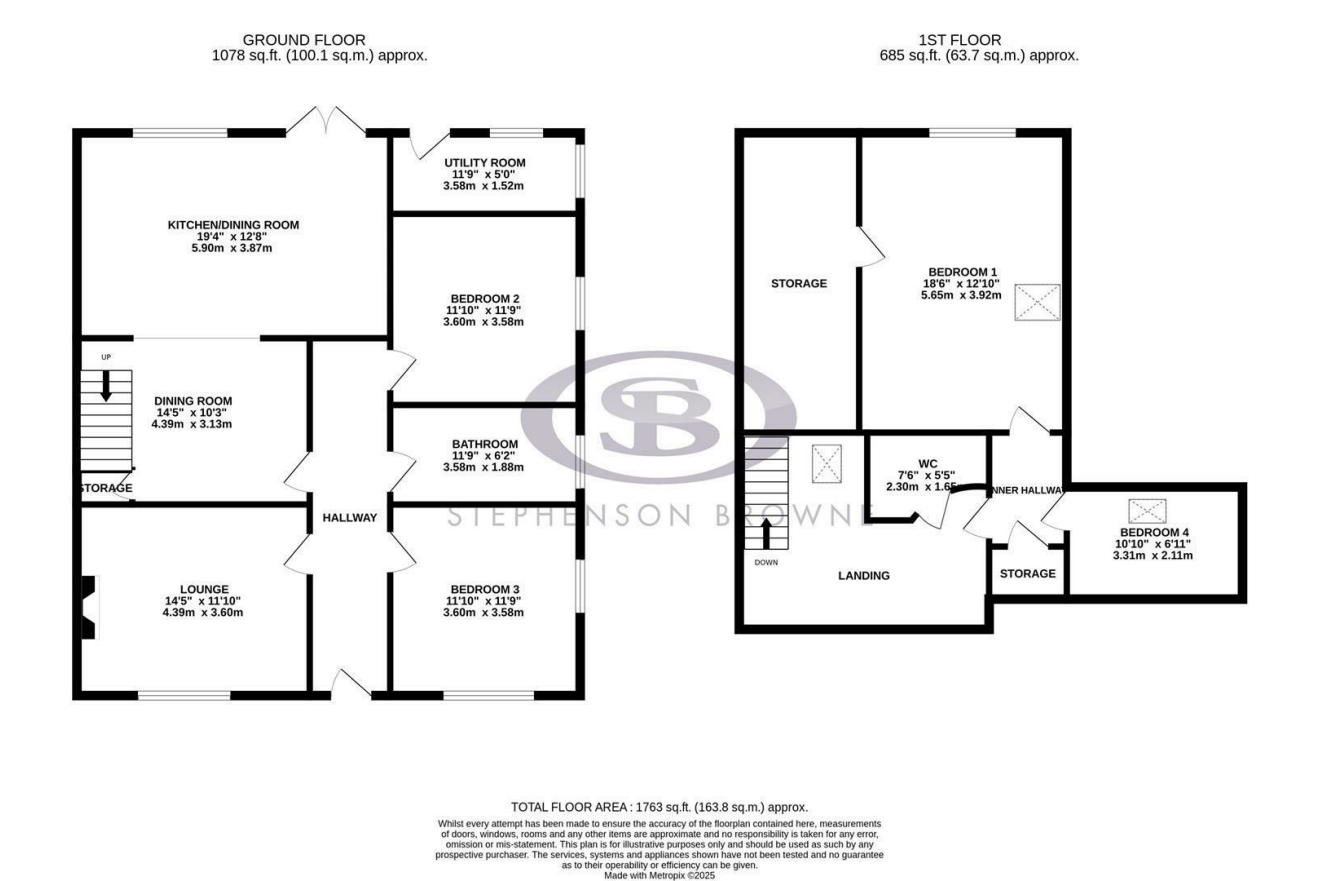
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



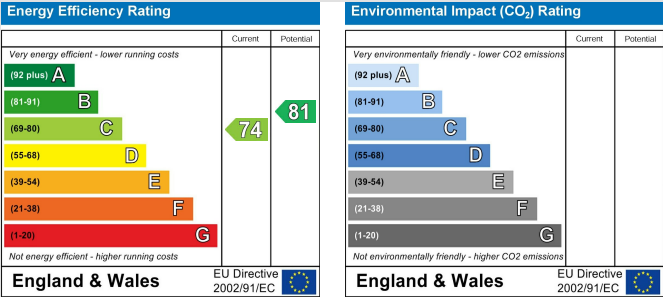




Floor Plan



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.

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