



STEPHENSON BROWNE



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## Lawrence Close, Elworth, Sandbach

CW11 3GY



Offers In The Region Of  
£200,000

## Description

Situated within a quiet cul-de-sac in a highly sought-after area of Sandbach, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers and investors alike, and benefits from no onward chain.

The property provides well-balanced and spacious accommodation throughout. To the ground floor, a bright and generous living/dining room creates a versatile space for both relaxing and entertaining, while the modern kitchen is fitted with a range of contemporary units and offers practical functionality.

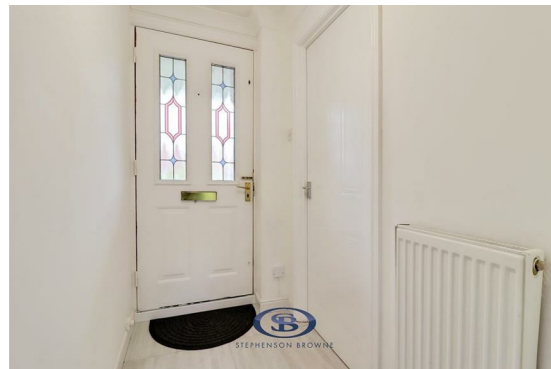
To the first floor are two well-proportioned bedrooms along with a stylish shower room, completing the internal accommodation.

Externally, the property continues to impress. A private landscaped rear garden features an attractive raised decking area, ideal for outdoor dining and enjoying warmer months. To the front, a driveway provides off-road parking and leads to an attached garage, offering additional storage or potential for further use.

Further benefits include a Hive central heating system, enhancing efficiency and control.

Lawrence Close is well regarded for its peaceful setting and minimal passing traffic, while remaining conveniently close to local amenities, and transport links.

Early viewing is highly recommended to appreciate the quality, location, and potential this home has to offer.



# Room Descriptions

## Kitchen

8'3" x 7'8"

## Living / Dining Room

15'3" x 11'8"

## Bedroom One

11'10" x 11'10"

## Bedroom Two

12'2" x 5'8"

## Shower Room

8'5" x 5'8"

## Tenure

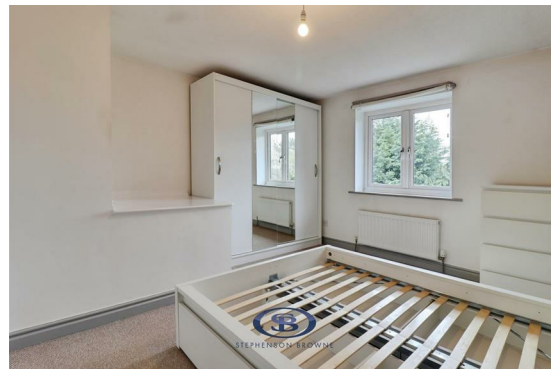
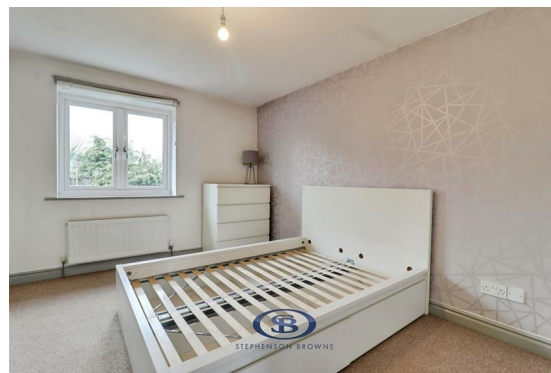
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

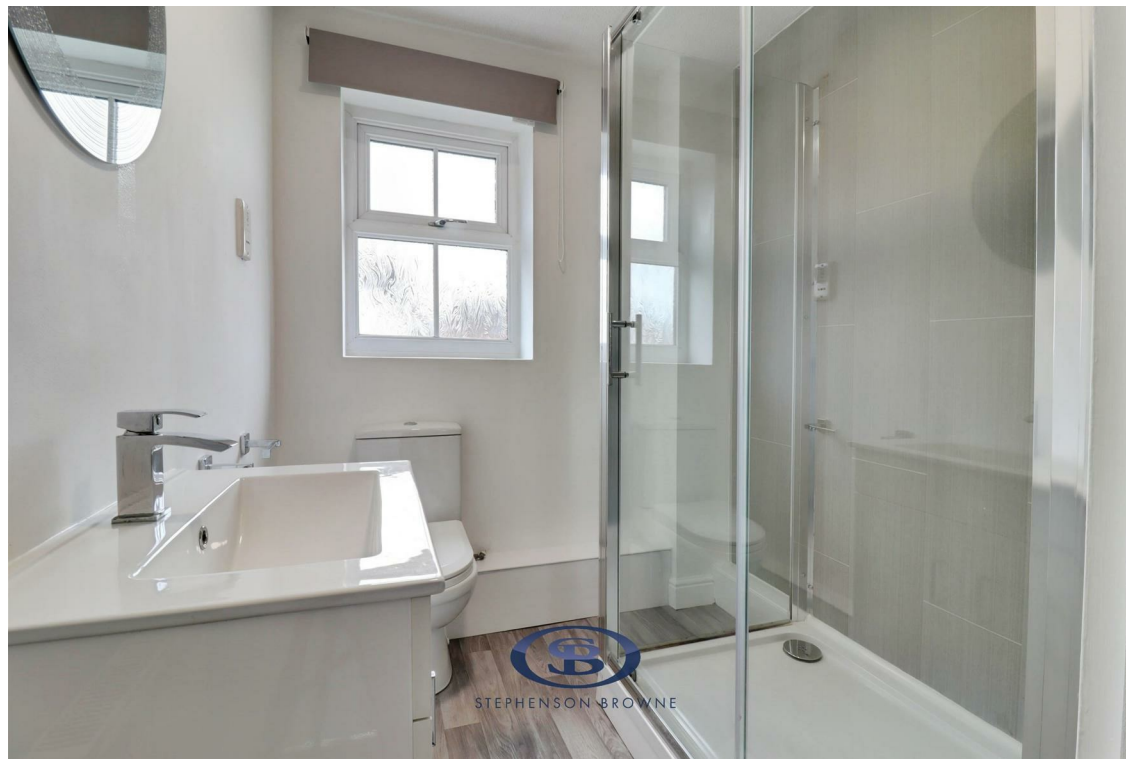
## AML Disclosure

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.

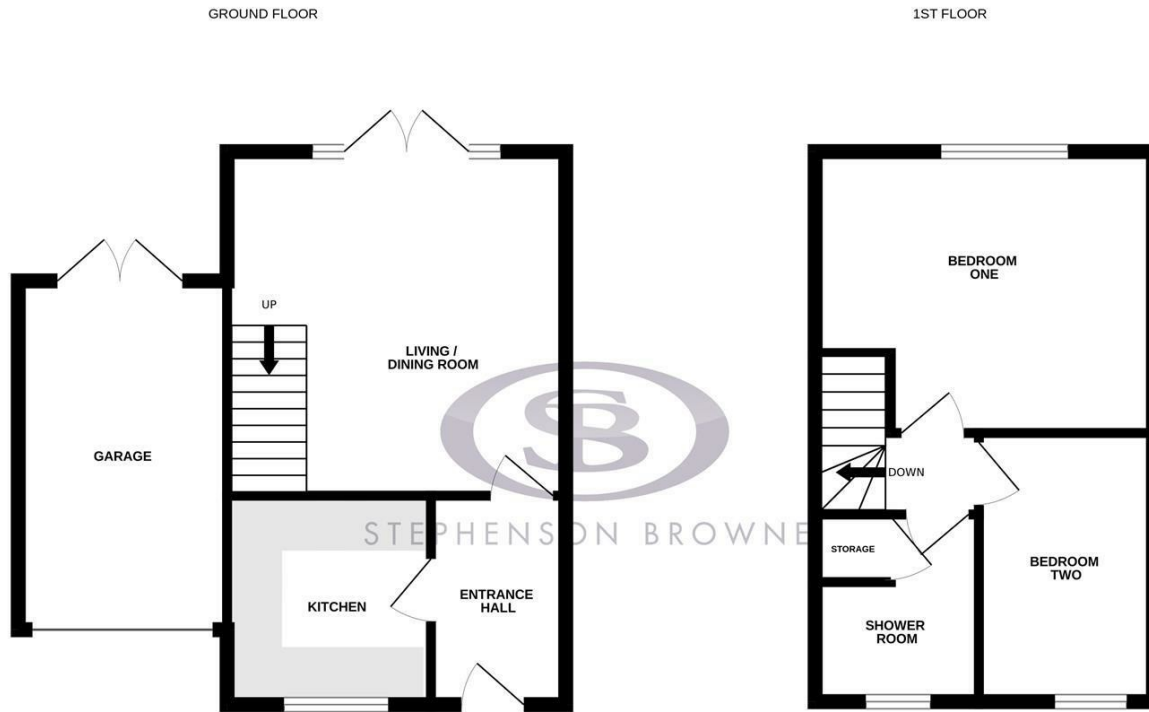
## Why Choose SB Sandbach To Sell Your Property?

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.





# Floorplans



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



# EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			71
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)