



5 WOODSIDE DRIVE, SANDBACH, CHESHIRE,
CW11 4JP

OFFERS IN THE REGION OF £340,000



STEPHENSON BROWNE

This exceptionally well-presented three-bedroom semi-detached dormer bungalow on Woodside Drive in Sandbach is a true gem. Recently refurbished to a high standard, the property is offered for sale with no onward chain, making it an ideal choice for those looking to move in without delay.

Upon entering, you will be greeted by a spacious and inviting atmosphere, enhanced by the extensive renovations that have been carried out. The property has been stripped back to brick and meticulously rewired, replastered, and redecorated throughout. New flooring, windows, and doors add to the modern appeal, while a stunning lantern skylight and bifolding doors flood the open-plan kitchen, dining, and family area with natural light. The extension, measuring 3m by 5.6m, creates a perfect space for entertaining or enjoying family time. The installation of a new combi boiler and radiators ensures warmth and comfort throughout the seasons.

The accommodation comprises a well-proportioned reception room, three comfortable bedrooms, plus a new and stylish bathroom, ensuring ample space for family living.

Outside, the property also benefits from driveway parking for several vehicles, complete with an electric vehicle charging point, catering to the needs of modern living. The landscaped low-maintenance garden provides a tranquil retreat, while a garage/workshop offers additional storage or workspace options.

Conveniently located within walking distance to Sandbach town centre and its array of amenities, this delightful bungalow presents an excellent opportunity for those seeking a contemporary home in a sought-after location. Do not miss the chance to make this stunning property your own.



Entrance Hall

9'3" 9'6"
Understairs storage and cloakroom double cupboard.

Living Room

15'2" x 10'11"
Electric fireplace.

Kitchen / Dining / Family Area

20'7" x 20'3"
A range of wall and base units with composite marble work surfaces over. Stainless steel sink. Electric oven and induction hob. Wine cooler. Space for barstools and a large dining table and seating area. Utility cupboard with space and plumbing for two appliances. Bi-folding doors.

WC

4'5" x 4'1"
Low level WC and floating vanity hand wash basin.

Bedroom One

10'10" x 7'8"

Bathroom

7'5" x 5'5"
Back to wall WC, floating vanity hand wash basin, Bathtub with rainfall shower over. LED mirror.

Bedroom Two

9'4" x 7'8"

Bedroom Three

9'3" x 8'3"



General Notes

The loft is boarded, with a light.
Replastered and decorated throughout.
Rewired.
New uPVC double glazed windows and lantern skylight.
New boiler and radiators.
New composite front door.
EV charging point.
External power point.
New flooring throughout.
Newly fitted kitchen.
Newly fitted bathroom.

AML Disclosure

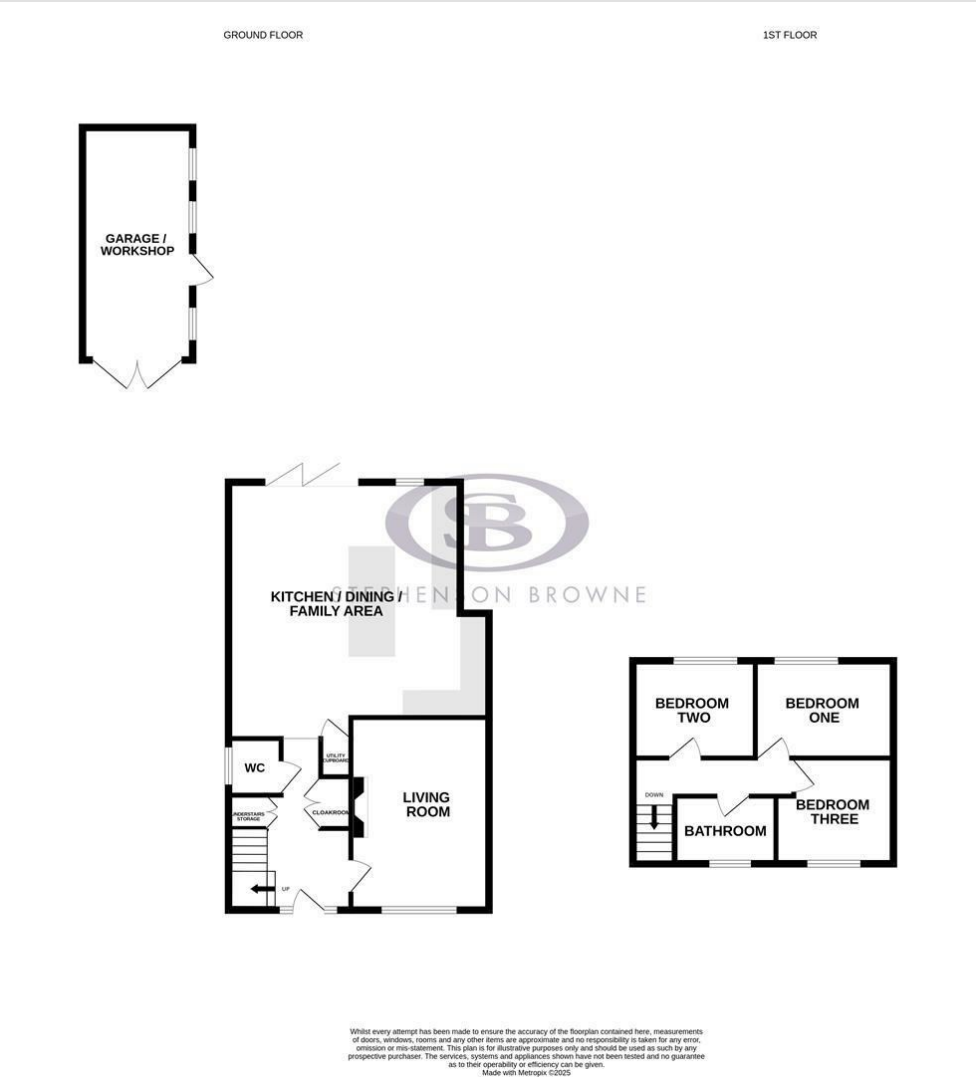
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.



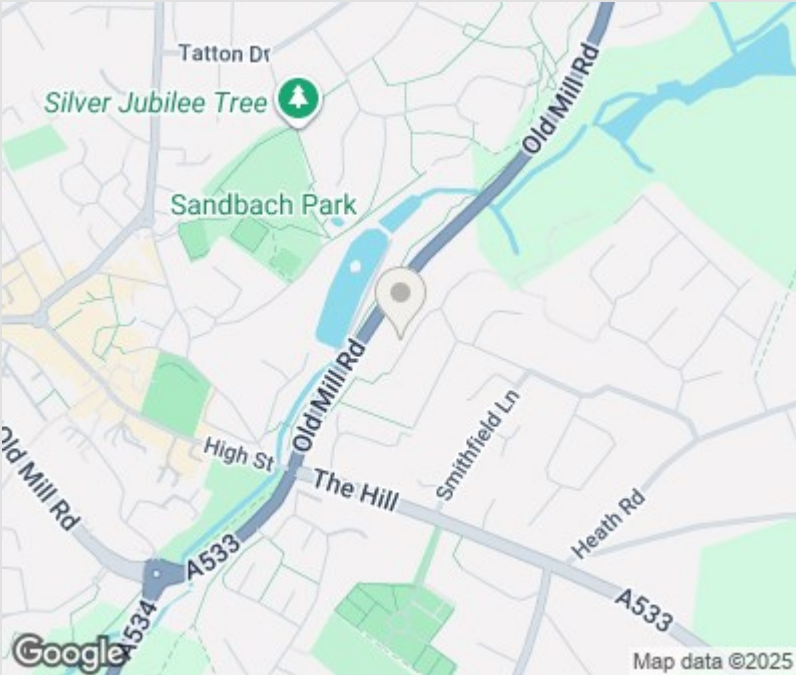




Floor Plan



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		
England & Wales	EU Directive 2002/91/EC	

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

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