



209 Sandbach Road

ST7 3RA

Offers In The Region Of £385,000



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STEPHENSON BROWNE

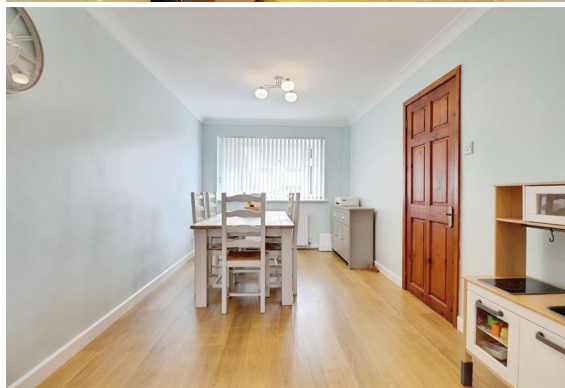
**EXTENDED ACCOMMODATION - CHAIN
FREE - WELL PRESENTED THROUGHOUT -
DOUBLE GARAGE**

Sandbach Road is a fabulous FOUR/FIVE
DOUBLE BEDROOM DETACHED home located
at Lawton Heath End, Church Lawton occupying
a corner plot having a patio area to the rear and
gardens to the side, and having a spacious and
versatile internal accommodation.

In brief, the property comprises a welcoming
hallway with access to the downstairs WC,
lounge with feature fireplace and refitted and
remodelled kitchen diner giving access to the
utility room with space for all the necessary
appliances! The study presents as an additional
reception room or potential for a fifth bedroom if
desired. Upstairs, the landing feels airy and
bright with doors to all bedrooms, including the
incredible principal suite enjoying it's own
recently fitted en-suite and built-in wardrobes.
The property presents three more double
bedrooms and a family bathroom.

Externally, there is a block paved driveway
suitable for multiple cars, as well as a detached
double garage to provide you with plenty of
invaluable off road parking. The rear garden is
paved for ease of maintenance and outside
dining, with a further lawned area behind the
garage having a range of trees and shrubs.

A viewing is highly recommended to appreciate
the properties spacious accommodation, internal
specification and convenient location, contact
Stephenson Browne today!



Entrance Hall

Composite door having double glazed frosted insets. Doors to all rooms. Single panel radiator.

Downstairs WC

2'8" x 5'5"

Low level WC having inbuilt sink. Splashback tiling.

Lounge

10'4" ext to 19'8" x 8'4" ext to 17'4"

Stairs to the first floor. Double panel radiator. Double glazed French doors opening to the rear garden. Adam's style fireplace housing gas fire.

Study/Bedroom Five

10'11" x 10'5"

Double glazed bay window to the front elevation. Single panel radiator.

Kitchen Diner

28'0" x 8'10"

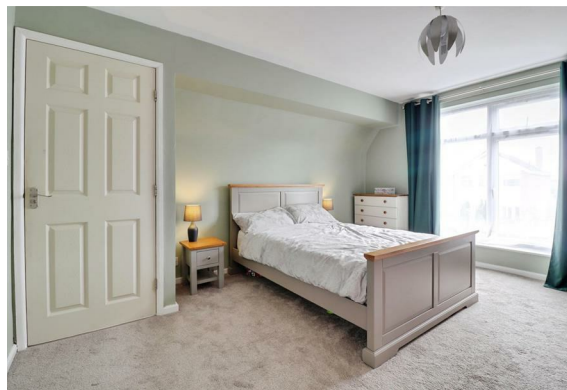
Range of wall base and drawer units having roll top work surface above incorporating a 1.5 bowl sink unit with drainer and mixer tap. Integrated induction hob with extractor canopy over. Integrated oven and oven/microwave. Space and plumbing for an American style fridge freezer. Double glazed windows to the front and rear elevations. Modern wall mounted radiator. Double panel radiator.



Utility Room

8'4" x 9'6"

Range of base units having roll top work surfaces above incorporating a 1.5 bowl sink unit with drainer and mixer tap. Double glazed window to the rear elevation. uPVC panelled door having double glazed frosted inset opening to the rear garden. Modern wall mounted radiator. Space and plumbing for a washing machine and dishwasher.



First Floor Landing

Skylight. Doors to all rooms. Storage cupboard housing the wall mounted gas central heating boiler.

Principal Bedroom

11'11" x 14'0"

Single panel radiator. Double glazed window to the rear elevation. Fitted wardrobes and drawers.



En-Suite

4'11" x 9'3"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a double shower cubicle with rainfall shower having rinser attachment. Heated towel rail. Wall mounted mirror having shaver point and lighting. Underfloor heating.



Bedroom Two

9'10" x 11'0"

Double glazed window to the front elevation. Single panel radiator. Loft access point. Storage cupboard having rail and shelving.

Bedroom Three

8'2" x 13'4"

Double glazed window to the rear elevation. Single panel radiator.

Bedroom Four

9'1" x 9'4"

Single panel radiator. Double glazed bow window to the front elevation.

Family Bathroom

7'1" x 9'5"

Three piece suite comprising a low level WC, pedestal wash hand basin and a corner bath with mixer tap. Double glazed frosted window to the side elevation. Single panel radiator.

Externally

Double Garage

15'9" x 15'5"

Up and over door to the front. Courtesy door to the side. Glazed window to the side. Power and lighting. Eaves storage.

NB: Solar Panels

We have been advised by the seller of the property that this home benefits from solar panels which are owned by the property also having a solar storage battery in the loft.

Council Tax Band

The council tax band for this property is D.

NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

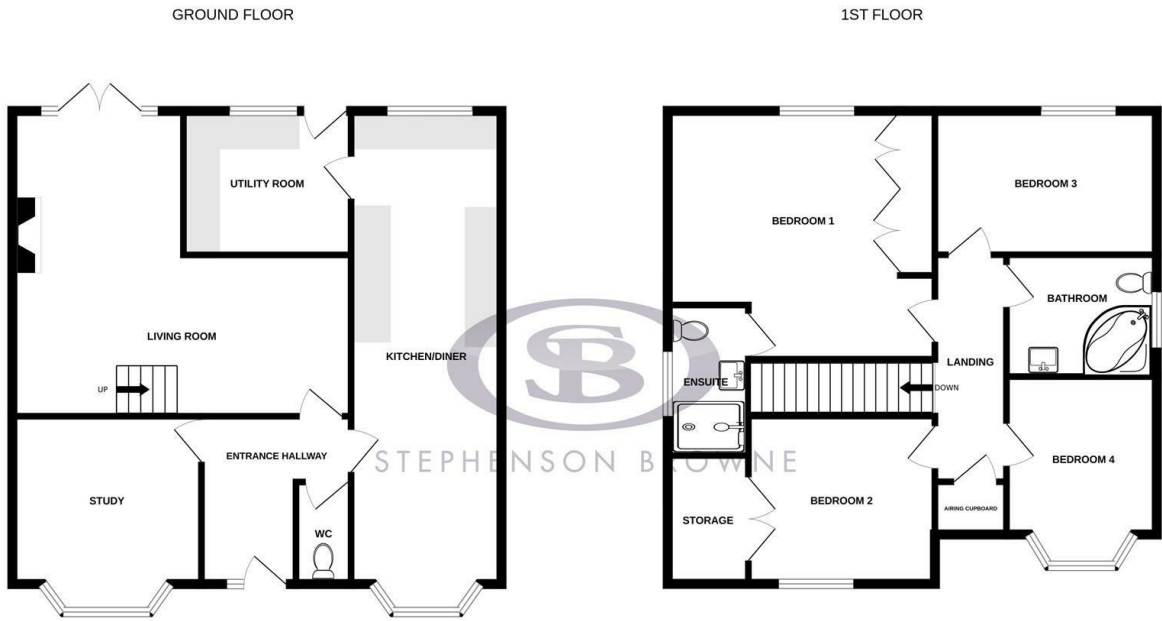
Alsager AML Disclosure

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



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



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (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 Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk