



STEPHENSON BROWNE

Elworth Street, Sandbach

CW11 1HA



Offers In The Region Of
£225,000



STEPHENSON BROWNE

DESCRIPTION

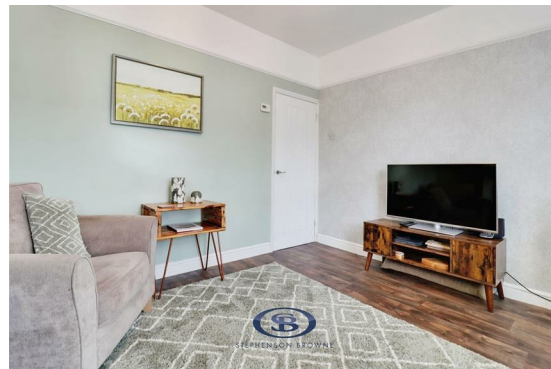
A charming period mid-terrace property located on the highly sought-after Elworth Street in Sandbach, within easy walking distance of the town centre and its excellent amenities.

This well-presented home offers spacious and versatile accommodation, featuring two reception rooms, one of which benefits from a cosy log burner—perfect for relaxing evenings. The property also includes double glazing throughout, enhancing comfort and energy efficiency.

Externally, the home boasts driveway parking to the front and a private, enclosed rear garden designed for low maintenance—ideal for those seeking outdoor space without the upkeep. Additional storage further adds to the practicality of the property.

Situated in a popular residential area, the property is conveniently close to well-regarded schools, making it an excellent choice for families, first-time buyers, or investors alike.

A fantastic opportunity to acquire a characterful home in a desirable location.





ROOM DESCRIPTIONS

Lounge

11'9" x 10'9"

Sitting Room

11'9" x 11'9"

Kitchen

9'2" x 5'10"

Bedroom One

11'9" x 10'9"

Bedroom Two

11'9" x 8'10"

Bathroom

9'2" x 5'10"

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.

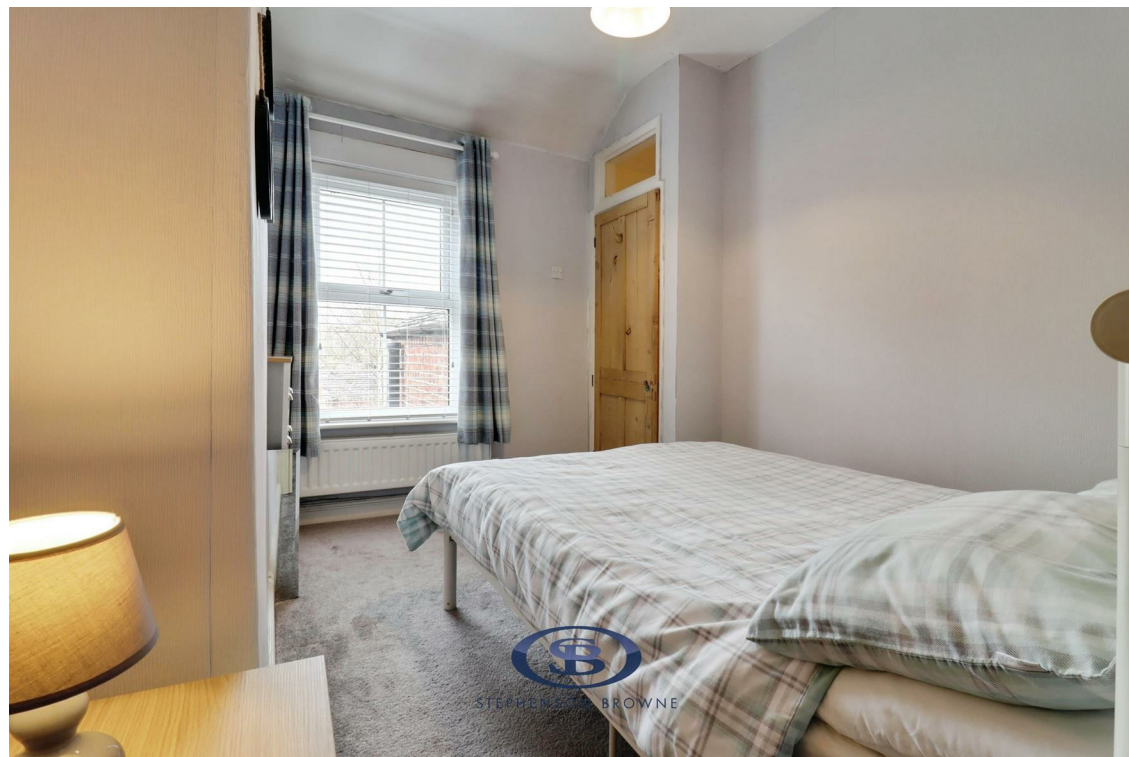
AML Disclosure

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.

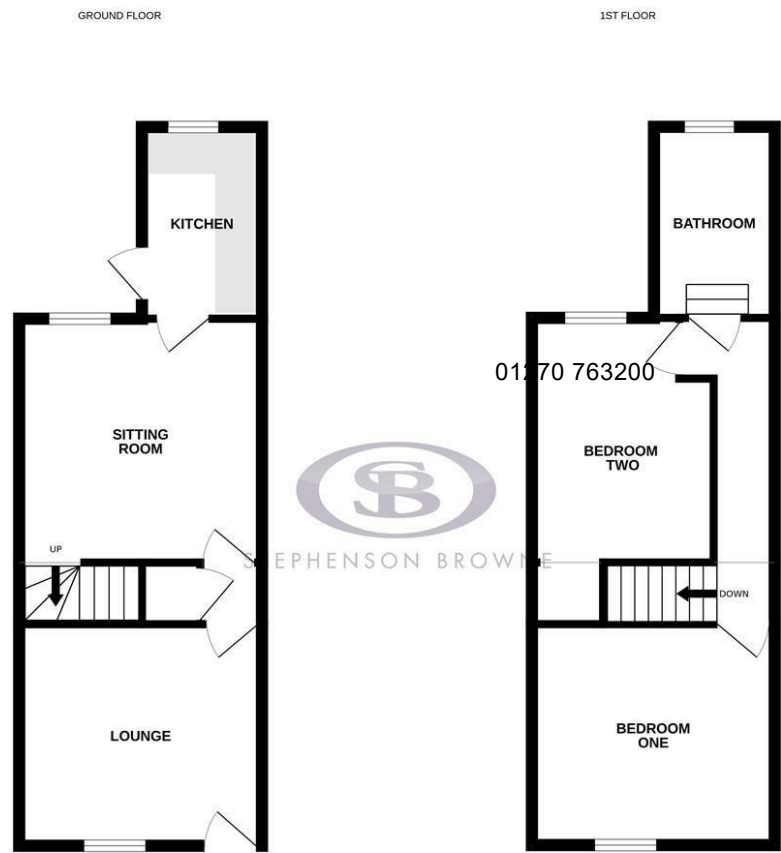
Why Choose SB Sandbach To Sell Your Property?

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.



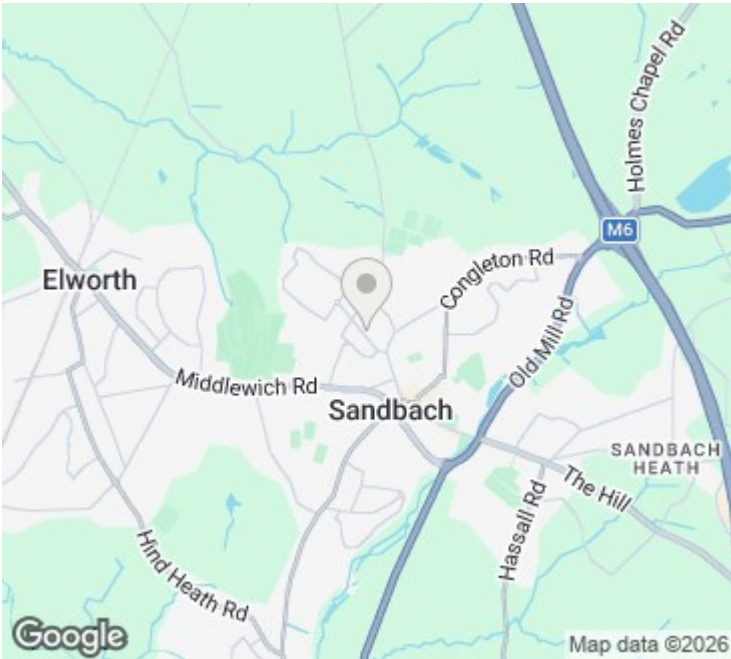


Floorplans

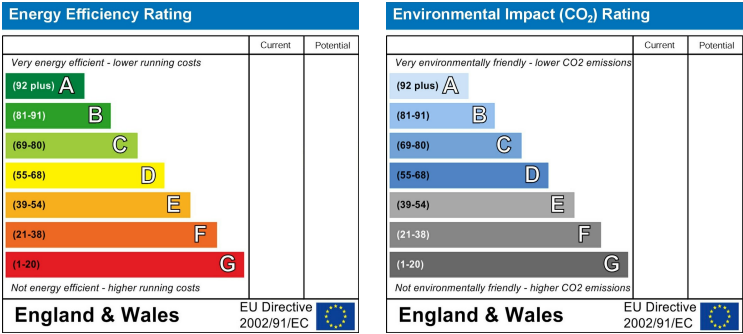


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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



Viewing

Please contact our office using the details provided on the final 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