



54 Elworth Street

CW11 1HA

Asking Price £210,000



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STEPHENSON BROWNE

A characterful mid-terrace house on Elworth Street in Sandbach presenting an excellent opportunity for first-time buyers or savvy investors. With no onward chain, this period property is ready for you to move in and make it your own.

The home boasts a welcoming open plan living and dining area, perfect for entertaining or relaxing after a long day. The modern kitchen is well-equipped, making meal preparation a pleasure. Upstairs, you will find two generously sized bedrooms, each offering ample storage and fitted wardrobes to keep your belongings neatly organised. The large bathroom is both functional and stylish, catering to all your needs.

One of the standout features of this property is the extensive rear garden, which is private and enclosed, providing a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes driveway parking, ensuring convenience for you and your guests.

Situated within walking distance to Sandbach town centre, you will have easy access to a variety of shops, cafes, and amenities. The area is also home to well-regarded schools, making it an ideal location for families.

This period property combines character with modern living, making it a must-see for anyone looking to settle in a vibrant community. Don't miss out on the chance to own this lovely home in Sandbach.



Living Area

12'6" x 11'9"
Gas fire.

Dining Area

12'8" x 11'11"
Understairs storage cupboard.

Kitchen

15'5" x 6'4"
Space and plumbing for a washing machine.

Bedroom One

12'1" x 10'4"
Fitted wardrobes.

Bedroom Two

12'5" x 7'6"
Fitted wardrobes.

Bathroom

9'10" x 6'5"
Storage cupboard.

General Notes

Worcester boiler.
Shed included.

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.

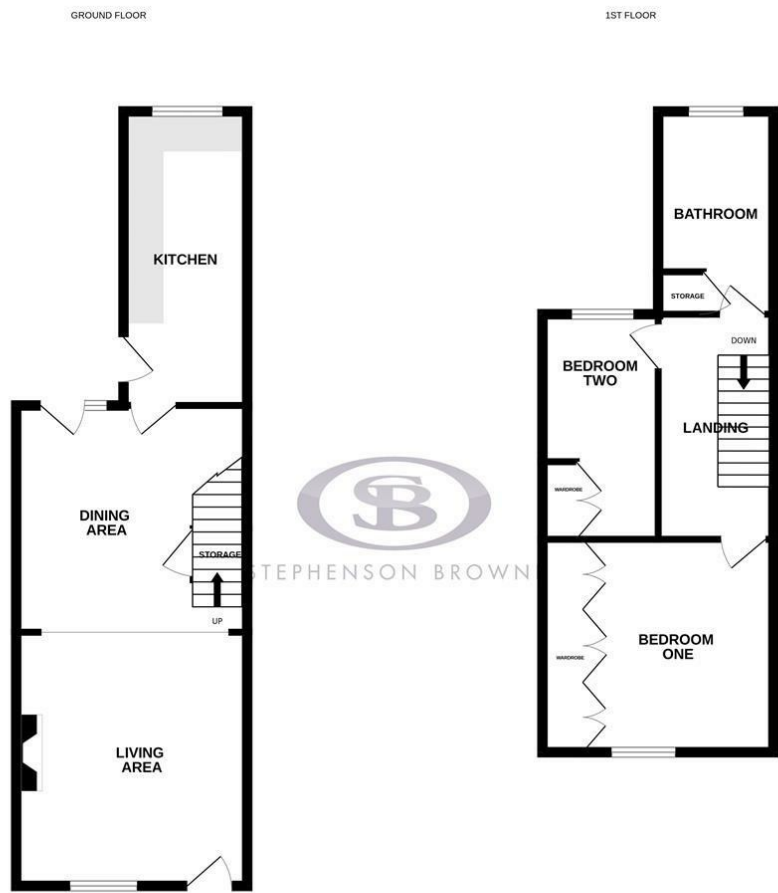


- No Chain
- Open Plan Living / Dining Area
- Modern Kitchen
- Ample Storage & Fitted Wardrobes
- Driveway Parking
- Private & Enclosed Rear Garden
- Walking Distance to Sandbach Town Centre
- Close to Well Regarded Schools
- Great Size Garden
- Ideal First Home



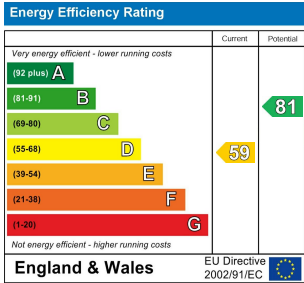


Floor Plan



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



Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any 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