



STEPHENSON BROWNE

Heath Road, Sandbach

CW11 2JY



Asking Price £180,000



STEPHENSON BROWN

Description

This charming two-bedroom cottage on Heath Road in the desirable Sandbach Heath area offers a wonderful blend of character and convenience. A true period property, it retains a cosy and inviting feel throughout, making it an ideal first home or an excellent investment opportunity.

The accommodation comprises two well-proportioned double bedrooms, providing comfortable living space for a range of buyers. With no onward chain, the property is ready for a smooth and straightforward purchase.

Perfectly positioned, the home is within walking distance of Sandbach Town Centre and St John's CE Academy, while also benefiting from easy access to scenic rural walks right on your doorstep. For commuters, the M6 Junction 17 motorway is just a short drive away, offering excellent transport links.

Externally, the property features a private, secure, and low-maintenance rear garden—ideal for relaxing or entertaining—along with a useful brick outbuilding for additional storage or potential use.

Additional benefits include Council Tax Band B and the characterful charm expected of a period cottage.

Early viewing is highly recommended to fully appreciate what this delightful home has to offer.



Room Descriptions

Living Room

12'10" x 12'0"
Feature fireplace.

Kitchen

12'0" x 8'2"

Utility / Hall

6'10" x 3'1"

Bathroom

6'10" x 5'11"

Bedroom One

12'0" x 8'4"

Bedroom Two

11'10" x 8'11"

Storage Cupboard.

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.



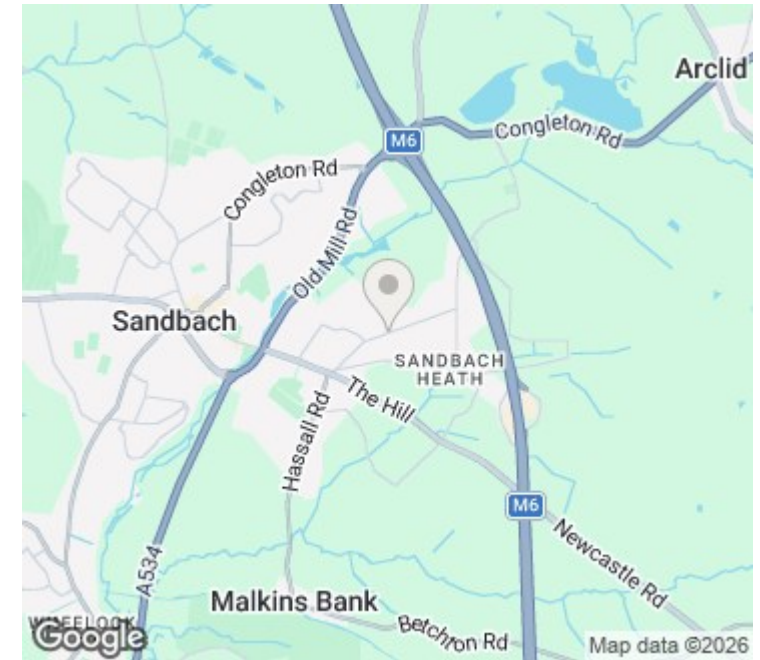


Floorplans



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. Made with Metropix ©2020

Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	71	England & Wales
		81	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

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk