

STEPHENSON BROWNE

Harry Mortimer Way, Elworth, Sandbach

CW11 3AJ

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Offers In The Region Of £375,000

DESCRIPTION

Situated on the highly sought-after modern development along Harry Mortimer Way in Elworth, this beautifully presented four-bedroom family home enjoys an attractive position overlooking open greenspace to the front, with canalside walks just moments away.

Offered for sale with no onward chain, the property provides spacious and versatile accommodation ideal for modern family living. The heart of the home is the impressive open-plan kitchen, dining and living area, complemented by a separate utility room. Additional ground floor convenience is provided by a downstairs WC.

To the first floor, there are four well-proportioned bedrooms, all benefitting from built-in wardrobes, along with further storage throughout the home. The principal bedroom features an ensuite, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the property boasts driveway parking for several vehicles, a detached garage, and a private, enclosed rear garden designed for low maintenance. The pleasant greenspace to the front enhances the home's attractive setting within this popular residential development.













The property is currently leasehold, although many neighbouring homes have acquired the freehold. Annual charges remain modest, contributing to the ongoing maintenance and upkeep of the estate.

Early viewing is highly recommended to fully appreciate the location, space, and lifestyle this excellent family home has to offer.













ROOM DESCRIPTIONS

Entrance Hall
14'0" x 8'4"

Living Room
16'4" x 10'11"

Kitchen Diner / Living Area
19'6" x 12'1"

Utility
3'9" x 3'9"

WC
4'7" x 3'2"

Bedroom One
11'10" x 10'6"

Ensuite
7'0" x 5'8"

Bedroom Two
10'11" x 8'4"

Bedroom Three
8'9" x 8'5"

Bedroom Four
8'10" x 7'3"

Bathroom
7'1" x 5'6"

Garage
17'0" x 8'6"

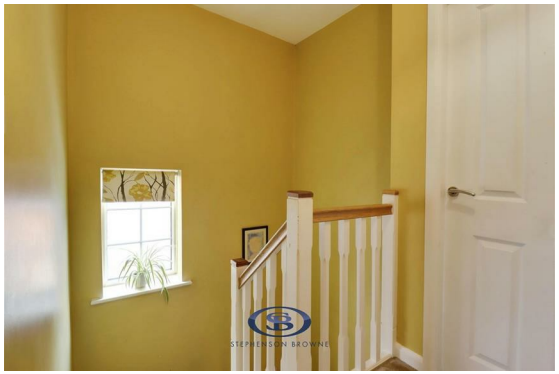
Tenure -
We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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.

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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.














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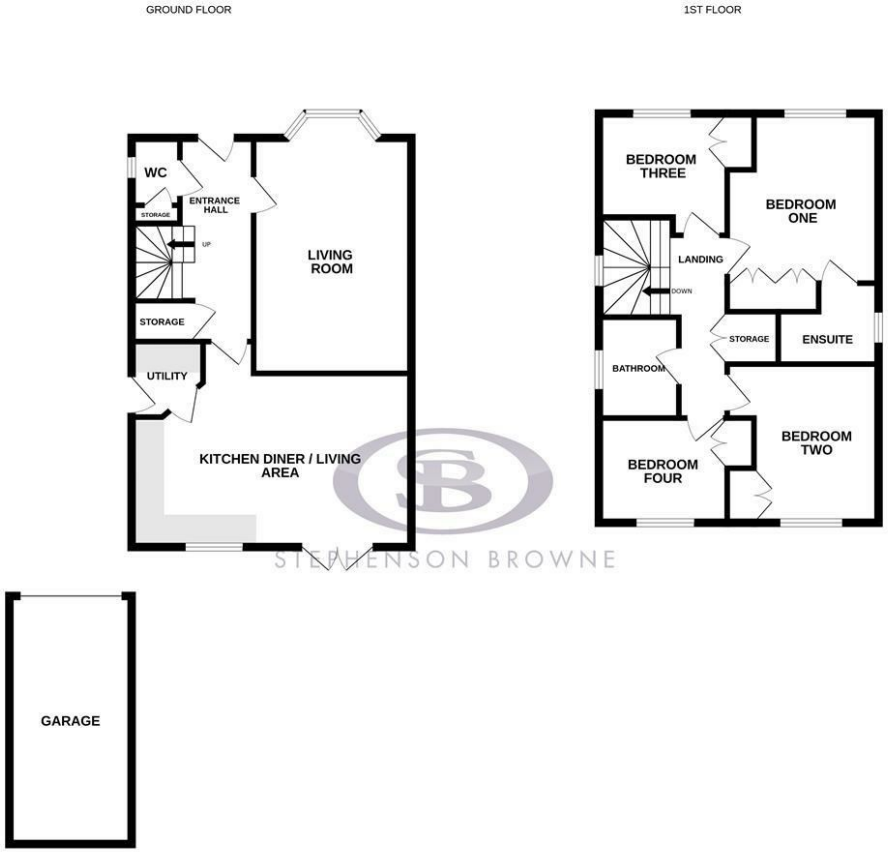

FOR SALE
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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

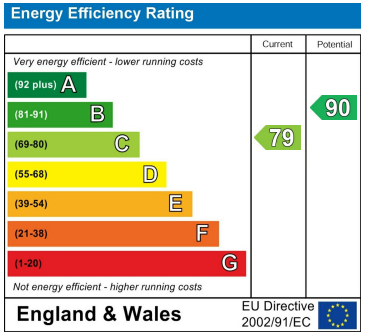


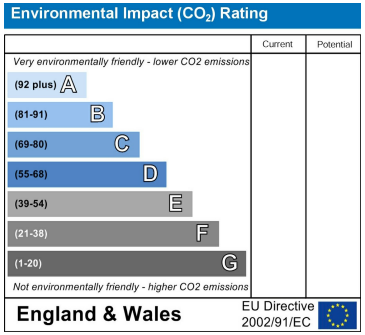
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



EPC Rating





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