



STEPHENSON BROWNE

Adlington Drive, Sandbach

CW11 1DX



Offers Over £400,000

DESCRIPTION

ANOTHER HOME SOLD BEFORE LAUNCH, HIGHLIGHTING STRONG BUYER DEMAND! SIMILAR PROPERTIES REQUIRED.

We are delighted to offer for sale with NO CHAIN this spacious and versatile four-bedroom detached family home, situated on the highly sought-after Adlington Drive estate, ideally positioned close to Sandbach Town Centre, Sandbach Park and well-regarded local schools.

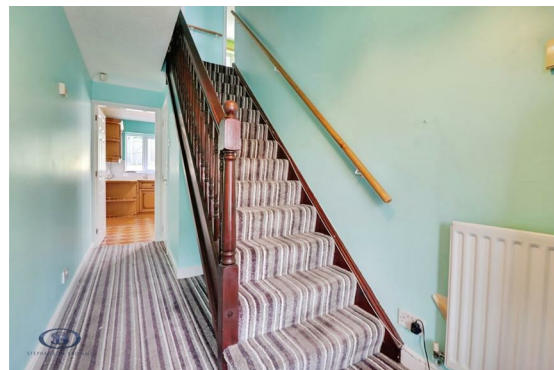
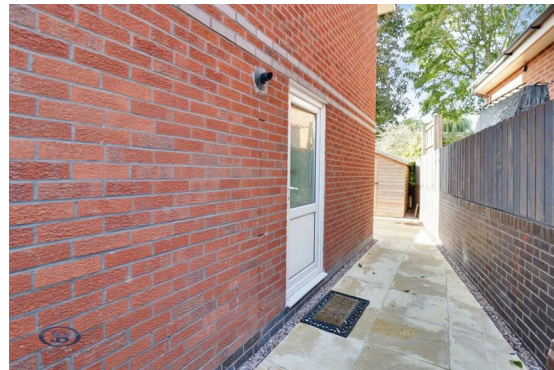
Perfectly suited to growing families, this impressive home offers a flexible layout with three versatile reception rooms, a spacious kitchen with separate utility, four generous bedrooms and excellent storage throughout.

Upon entering, the welcoming hallway leads into the large and bright lounge, which benefits from an abundance of natural light through the front bay window. This flows seamlessly into the dining area and brick-built conservatory, complete with Velux window and patio doors opening onto the stunning rear garden.

The kitchen is bright and spacious, with two windows allowing plenty of natural light, and offers an excellent opportunity for the new owners to put their own stamp on the space. A separate utility room provides additional practicality, while a convenient downstairs WC completes the ground floor.

Upstairs, there are four generously sized bedrooms, with the principal bedroom benefiting from a fabulous-sized en-suite shower room. The family bathroom is fitted with a white three-piece suite.

Externally, the property boasts a private enclosed rear garden, beautifully arranged



with a tiered lawn and patio area, making it an ideal space for entertaining, relaxing and enjoying the summer months. To the front, there is driveway parking along with a garage, providing further useful storage.

With its generous accommodation, previously extended layout and enviable location within walking distance of Sandbach Town Centre and Sandbach Park, this is a fantastic family home that really needs to be viewed to be fully appreciated



ROOM DESCRIPTIONS

Living Room

14'11" x 11'4"

Dining Room

11'3" x 9'11"

Conservatory

9'0" x 7'3"

Kitchen

14'3" x 10'1"

Utility

6'0" x 5'1"

Bedroom One

17'8" x 10'9"

Ensuite

8'0" x 6'0"

Bedroom Two

12'2" x 9'10"

Bedroom Three

9'0" x 8'0"

Bedroom Four

9'1" x 7'7"

Bathroom

8'1" x 6'5"

Garage

16'3" x 7'11"

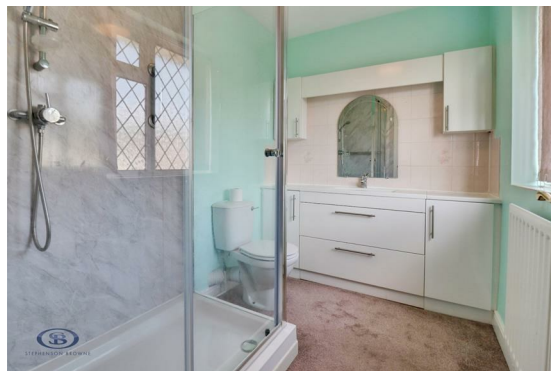
Tenure

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.

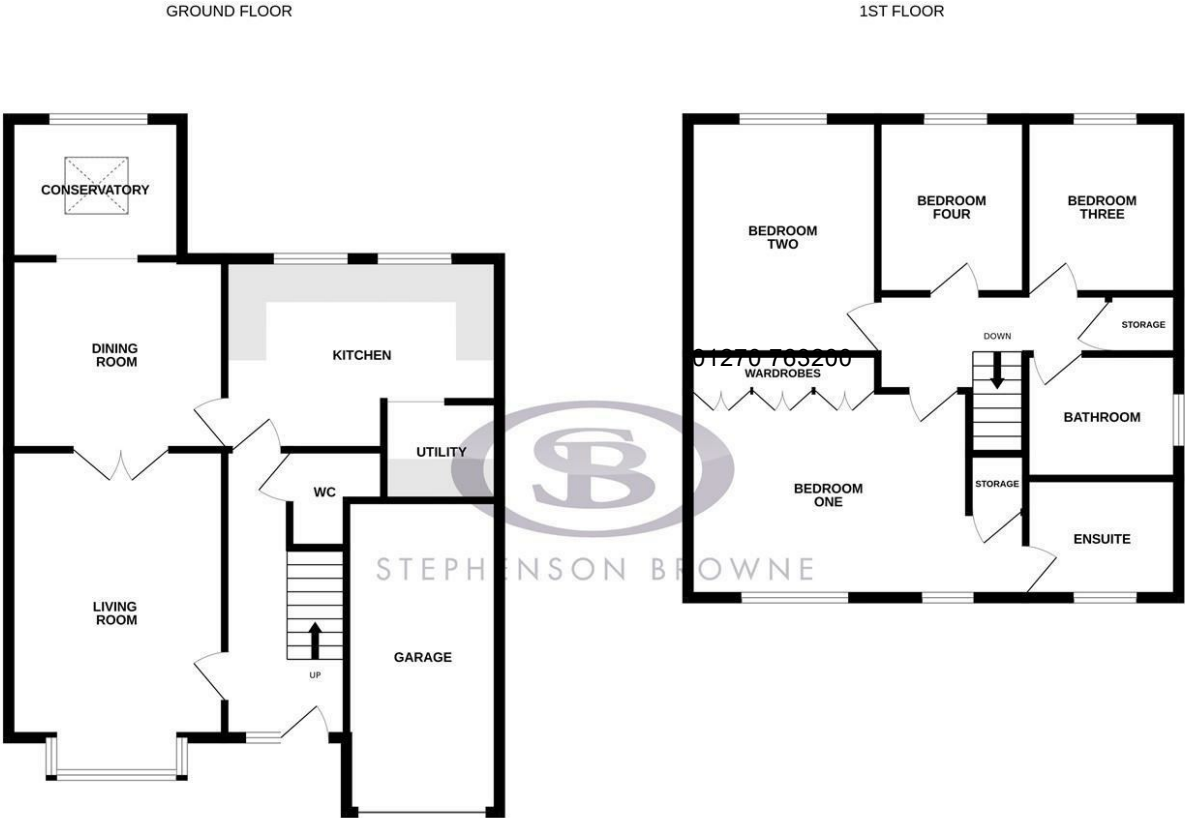
Why Choose SB Sandbach To Sell Your Property?



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.

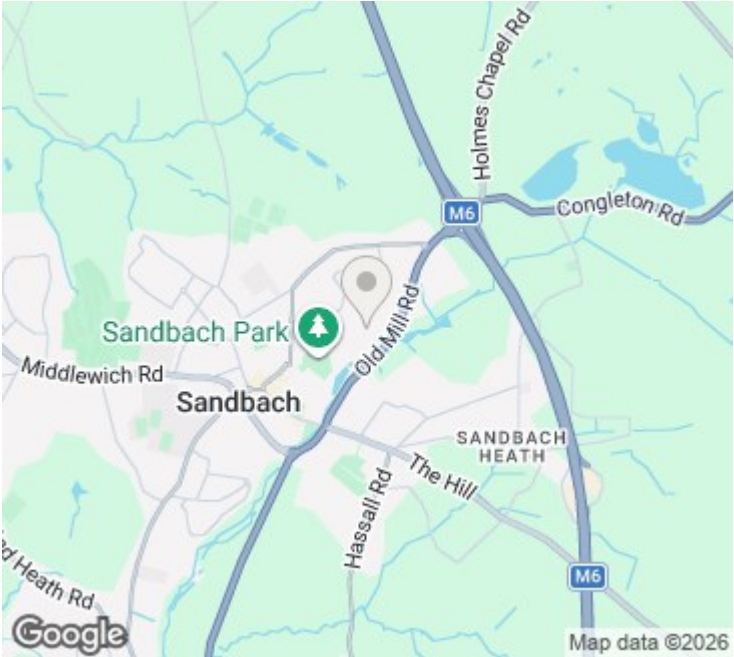


Floorplans

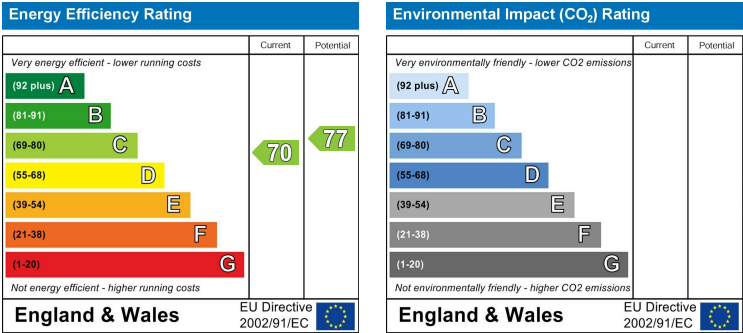


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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