



STEPHENSON BROWNE

Welles Street, Sandbach

CW11 1GU



Asking Price £190,000

Description

Situated on the ever-popular Welles Street in the heart of sought-after Sandbach Town Centre, this beautifully presented two-bedroom period terrace offers deceptively spacious accommodation, stylish modern interiors and the convenience of being within walking distance of an excellent range of shops, cafés, restaurants and local amenities. Dating back to circa 1870, the property has been sympathetically renovated to a high standard, perfectly combining period character with contemporary living. With Council Tax Band A and a short onward chain secured, it is an ideal purchase for first-time buyers, investors or those looking to downsize.

The accommodation comprises a welcoming lounge leading through to a generous dining room, creating an excellent space for both everyday living and entertaining. From here, access is provided to the useful cellar, which benefits from power and lighting and offers excellent storage. To the rear of the property is a stunning recently refitted kitchen, finished to an exceptional standard with a modern design.

To the first floor are two well-proportioned bedrooms, with the spacious principal bedroom benefiting from fitted mirrored wardrobes, together with a beautifully appointed contemporary bathroom that has also been recently renovated.

Outside, the enclosed rear garden has been designed for low maintenance, with paved and stone seating areas providing the perfect space to relax and enjoy the warmer months. The garden also benefits from rear access via Green Street, offering off-road driveway parking.

Offering a superb blend of character features, modern finishes and an unbeatable town centre location, this fantastic home is ready to move straight into and presents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.



Room Descriptions

Lounge

11'10" x 11'10"

Dining Room

11'10" x 10'7"

Kitchen

11'8" x 6'11"

Bedroom One

13'10" x 11'10"

Bedroom Two

10'9" x 8'2"

Bathroom

6'11" x 6'11"

Cellar

With power and light.

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.

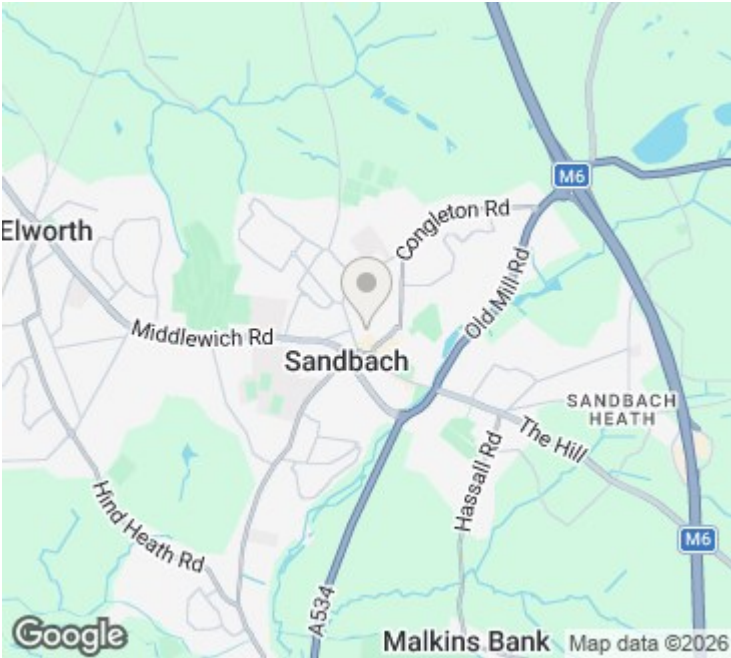


Floorplans



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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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

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www.stephensonbrowne.co.uk