



STEPHENSON BROWNE

## Palmer Road, Sandbach

CW11 4EY



Asking Price £300,000

## DESCRIPTION

An exceptional opportunity to acquire a beautifully renovated family home on the ever-popular Palmer Road in Sandbach—offering space, style, and a lifestyle to match, all with no onward chain.

This impressive property has been thoughtfully modernised throughout, including a full rewire, a stunning contemporary kitchen, and a sleek, high-spec shower room, all ready for you to move straight in and enjoy. With an EPC rating of C, and solar panels which are owned outright, it delivers both comfort and efficiency.

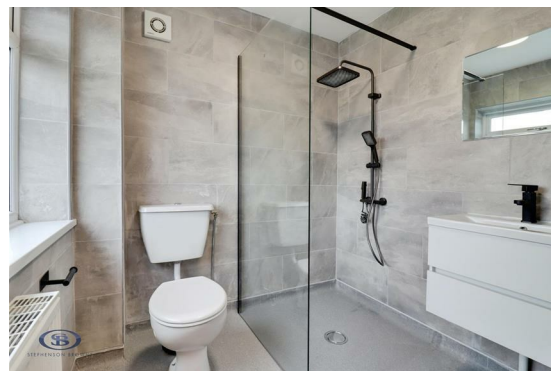
Step inside to discover generous and versatile living space, featuring two substantial reception rooms—ideal for everything from cosy family evenings to entertaining guests in style. The addition of a modern downstairs WC enhances everyday convenience.

One of the standout features is the cleverly converted garage, now a highly adaptable space perfect as a home gym, office, or playroom—tailored to suit modern family living.

Upstairs, the home continues to impress with well-proportioned rooms and a bright, airy feel throughout, complemented by the beautifully finished shower room.

Outside, the property truly shines. A private, enclosed rear garden provides a safe and peaceful retreat for children and pets, while the double driveway parking adds further practicality. Enjoy attractive open aspects with field views of the park behind, a truly great space for families. - all creating a sense of space and tranquillity.

Perfectly positioned within walking distance of Sandbach town centre, you'll have a



fantastic selection of shops, cafes, and schools right on your doorstep. For commuters, M6 Junction 17 is just minutes away, making travel effortless.

Stylish, spacious, and superbly located—this is a home that ticks every box for modern family living. Early viewing is highly recommended.



# ROOM DESCRIPTIONS

## Entrance Hall

8'6" x 6'6"

## Living Room

14'7" x 11'10"

## Living / Dining Room

18'5" x 10'11"

## Kitchen

11'1" x 8'3"

## Gym / Study / Playroom

20'4" x 8'4"

## Bedroom One

13'0" x 11'10"

## Bedroom Two

12'5" x 11'10"

## Bedroom Three

8'5" x 7'11"

## Shower room

6'6" x 6'6"



## 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.

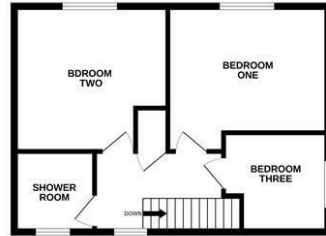
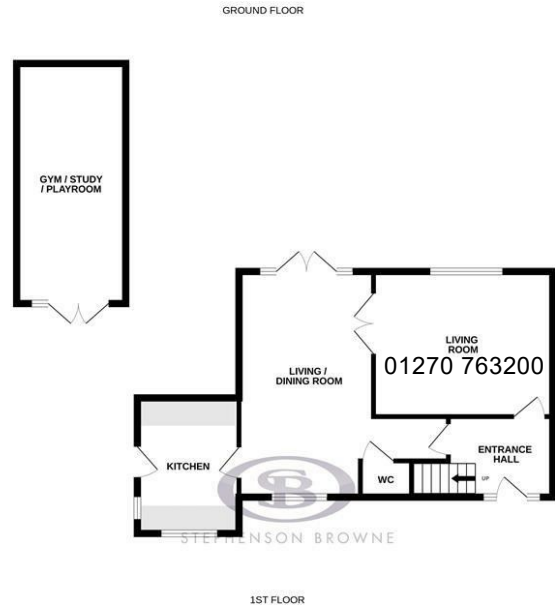
## Why Choose SB Sandbach To Sell Your Property?

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	
		78	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# 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**

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

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)