



176 MIDDLEWICH ROAD, SANDBACH, CHESHIRE,
CW11 1JD

OFFERS IN THE REGION OF £585,000



STEPHENSON BROWNE

This impressive detached family residence on the esteemed Middlewich Road in Sandbach offers a perfect blend of space, comfort, and modern living. The property is ideally situated within walking distance of Sandbach town centre, the railway station, and several well-regarded schools, making it an excellent choice for families.

Upon entering, you will be greeted by a thoughtfully reconfigured interior that has been decorated to a high specification. The home boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The living room/snug and a large dining room create a warm and inviting atmosphere, while the family room seamlessly connects to the fitted kitchen, which features elegant Quartz work surfaces.

The first floor comprises four generously sized and tastefully decorated bedrooms, ensuring that everyone has their own private space. A well-appointed four-piece bathroom is also located on this level, while a convenient shower room is situated downstairs, perfect for guests or busy family life.

Externally, the property does not disappoint. A substantial driveway offers parking for several vehicles with space to turn around, and the extensive, private rear garden is a true highlight which receives sun all day in the summer. It features a large decking area, ideal for outdoor dining and entertaining during the warmer months. Additionally, a garage provides valuable storage space, catering to all your needs.

This remarkable home is perfect for those seeking a spacious and stylish living environment in a desirable location. With its modern amenities and proximity to local conveniences, it presents an exceptional opportunity for family living in Sandbach.



Entrance Hall

16'4" x 6'7"

Living Room

13'6" x 9'10"

Dining Room

13'6" x 12'4"

Family Area

11'5" x 11'6"

Sliding door leading to decking seating area.

Kitchen

11'4" x 8'4"

A range of wall and base units with Quartz work surfaces over. Integrated dishwasher, fridge / freezer and bins. Double oven with grill and microwave. Five ring induction hob. Under-counter lighting. Breakfast bar with space for three stools. Storage pantry. Instant boil tap.

Utility

11'5" x 5'4"

A range of base units with solid wood work surface over. Stainless steel sink and space and plumbing for a washing machine and tumble dryer.

Shower Room (Downstairs)

8'1" x 4'9"

Vanity sink and WC unit with storage cupboard. Walk-in shower. Heated towel rail.

Landing

16'5" x 6'10"

Bedroom One

12'5" up to wardrobes x 8'11"

Built-in floor to ceiling wardrobes.

Bathroom

8'8" x 7'1"

Vanity sink and WC unit with storage cupboards. Freestanding bathtub. Walk-in shower. Heated towel rail.

Bedroom Two

10'6" x 10'0"



Bedroom Three

12'5" x 8'11"

Bedroom Four

8'11" x 8'8"

Garage

16'4" x 8'5"

Electric roller door.

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?

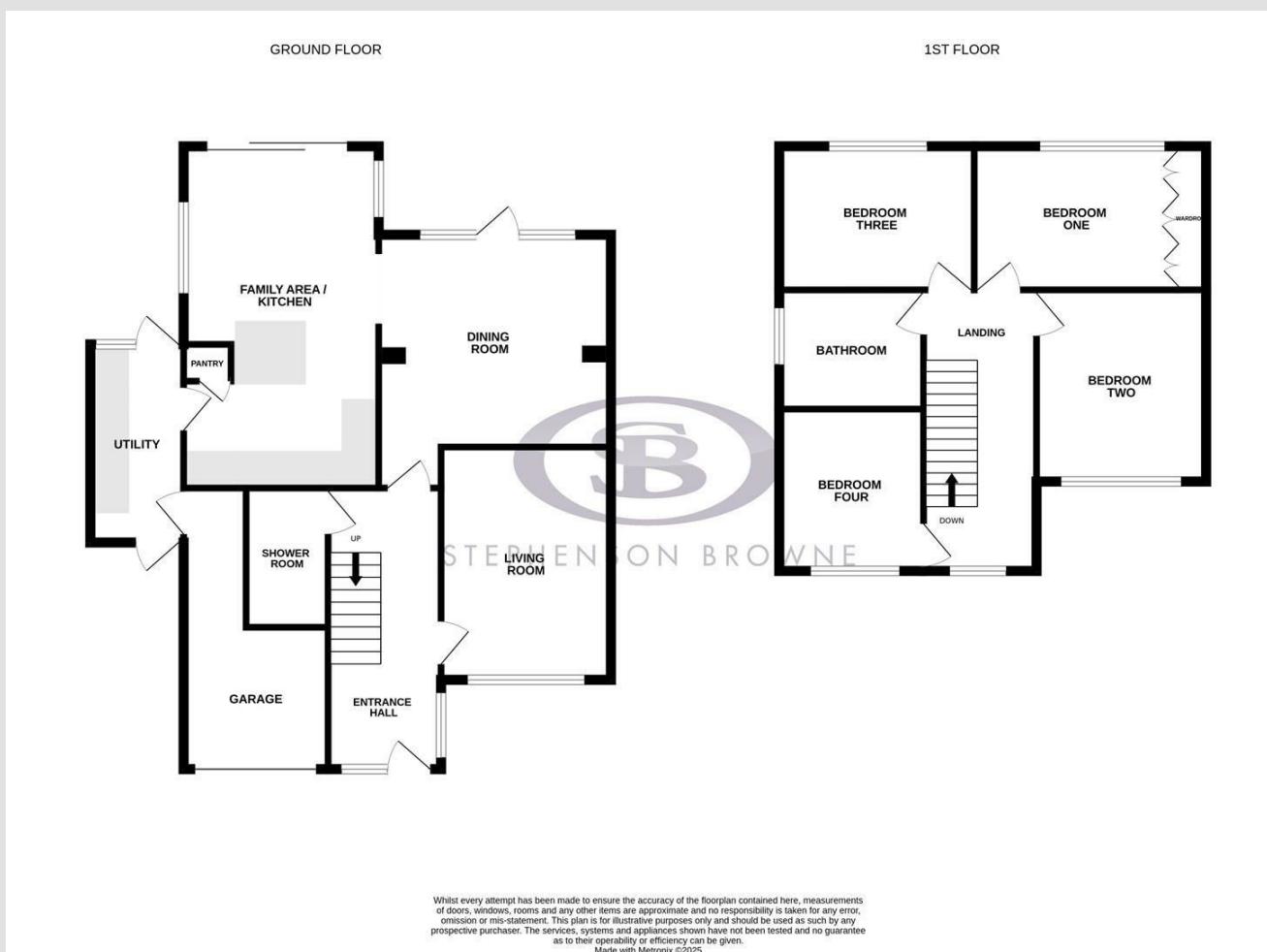
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.







Floor Plan



Area Map



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 Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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