

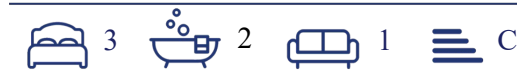


STEPHENSON BROWNE



## Roman Way, Sandbach

CW11 3EN



Asking Price £395,000



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## DESCRIPTION

A well-presented, true detached bungalow situated on the highly desirable Roman Way in Sandbach, offering spacious and versatile accommodation throughout.

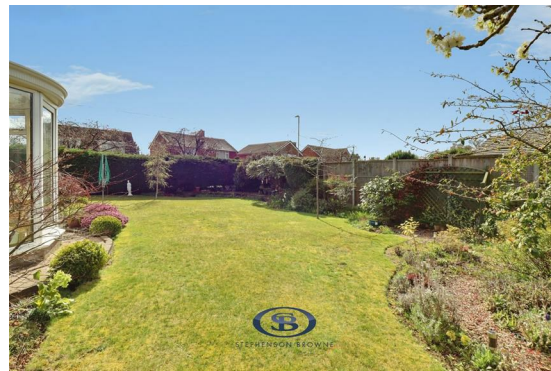
This attractive home boasts three double bedrooms, with one currently utilised as a formal dining room, providing flexibility to suit a range of lifestyles. The property benefits from a modern ensuite to the principal bedroom, alongside a stylish family bathroom.

At the heart of the home is a bright and open plan kitchen diner, ideal for everyday living. Additional living space includes a comfortable lounge, a dedicated study, and a lovely conservatory featuring a fibreglass roof and power supply for lighting and heating, allowing for year-round use.

Externally, the property continues to impress with driveway parking for four vehicles, a car port, and a well-maintained front garden with lawn. To the rear is a beautiful, private garden – a true gardener’s dream – thoughtfully designed with mature shrubbery, established trees, and a garden shed.

Located in a popular residential area, the bungalow is conveniently positioned close to local shops, well-regarded schools, and Sandbach station, making it an excellent choice for a variety of buyers.

Early viewing is highly recommended to fully appreciate the space, condition, and setting this delightful home has to offer.





# ROOM DESCRIPTIONS

## Entrance Hall

12'4" x 10'7"

Storage cupboard.

## Living Room

17'10" x 11'4"

## Conservatory

10'4" x 9'5"

Fiberglass roof and power.

## Kitchen Diner

17'6" x 8'11"

## Study

5'11" x 5'6"

## Bedroom One

11'11" x 11'7"

## Ensuite

7'2" x 2'7"

## Bedroom Two

10'11" x 9'10"

## Bedroom Three / Dining Room

10'11" x 9'6"

## Bathroom

7'2" x 6'5"

## 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?

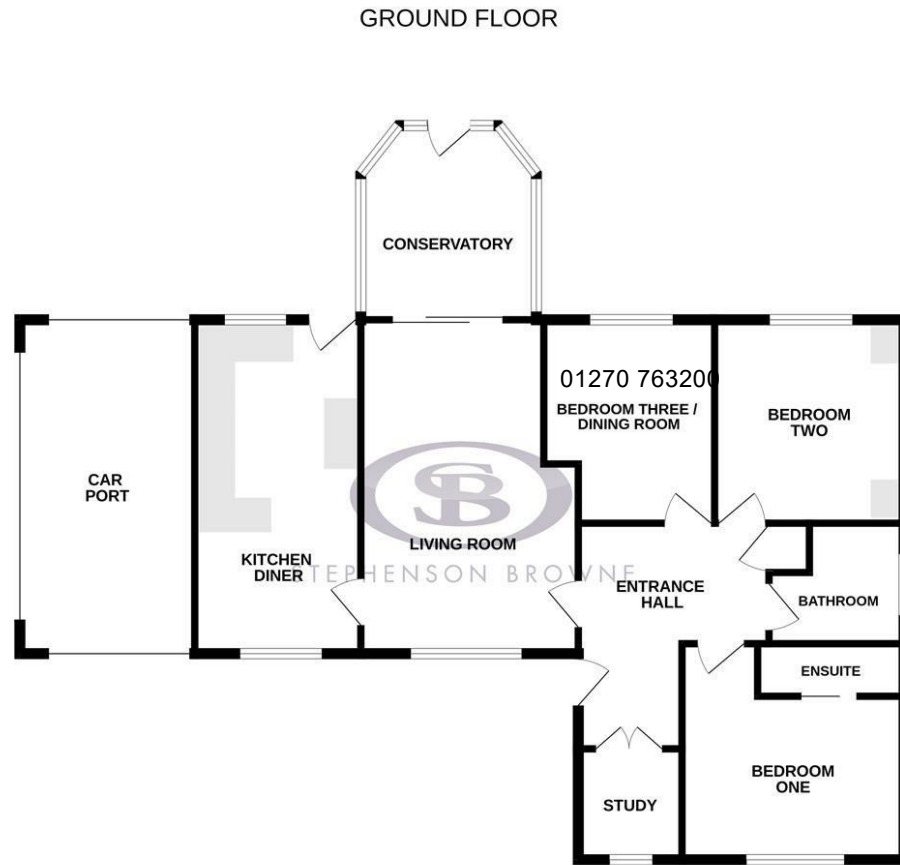
We have been operating in the town for over 15 years, and in recent times have consistently



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

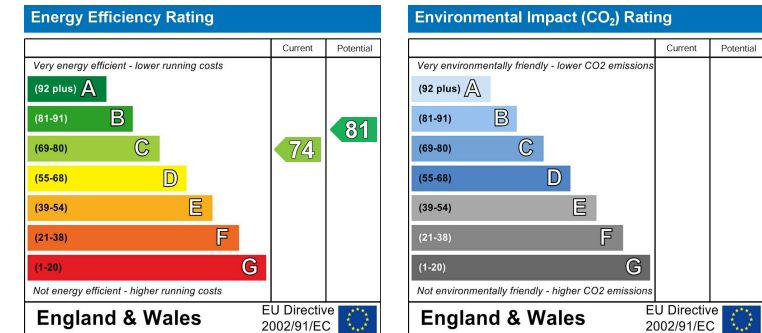


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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](http://www.stephensonbrowne.co.uk)