



STEPHENSON BROWNE



## Armitstead Road, Sandbach

CW11 3LP



Offers In The Region Of  
£230,000

## DESCRIPTION

Tucked away in the ever-popular Armitstead Road area of Sandbach, this exceptional three-bedroom semi-detached home is the perfect blend of space, style, and family living — and with no onward chain, it's ready to move straight into.

From the moment you step inside, the property offers a warm and welcoming feel, with bright, spacious accommodation designed for modern family life. The generous living room is flooded with natural light, creating the perfect place to relax and unwind, while the impressive kitchen diner provides a fantastic social space for entertaining, family meals, and busy everyday living.

Upstairs, you'll find three superb bedrooms, including two large doubles and a versatile third small double bedroom, ideal as a nursery, guest room, or home office.

Outside is where this home truly shines. The beautifully maintained private rear garden is a true hidden oasis — peaceful, enclosed, and bursting with charm — offering the perfect escape for summer evenings, outdoor entertaining, or simply enjoying the tranquillity. The property also benefits from driveway parking and a detached garage, adding both convenience and practicality.

Positioned within a highly desirable residential location close to excellent schools, local amenities, and transport links, this fantastic home is ideal for families, first-time buyers, or anyone looking for spacious living in a wonderful community setting.

Homes like this rarely stay available for long — early viewing is strongly recommended.





# ROOM DESCRIPTIONS

## Entrance Hall

12'6" x 5'6"

## Living Room

13'5" x 12'0"

## Kitchen Diner

18'0" x 9'11"

## Bedroom One

12'3" x 11'0"

## Bedroom Two

12'7" x 9'10"

## Bedroom Three

8'8" x 7'11"

## Bathroom

7'5" x 5'4"

## 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

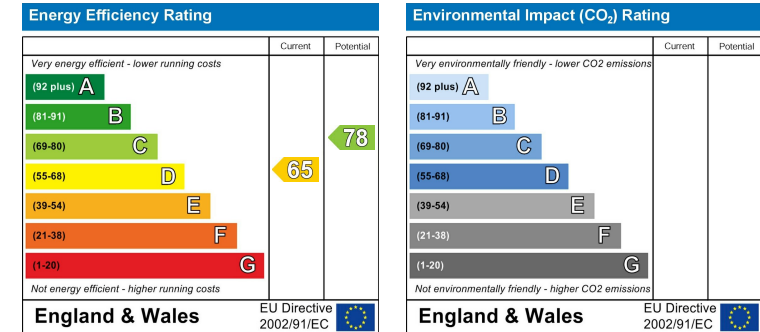


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2026

# 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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