



STEPHENSON BROWNE

Bradwall Road, Sandbach

CW11 1GH



Asking Price £249,950

Description

PUBLIC NOTICE – The vendor has been in receipt of an offer of £245,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

A fantastic opportunity to create your dream home! Situated on the ever-popular Bradwall Road, this spacious property is in need of full renovation, offering huge potential for buyers looking to modernise and add value. Ideally located within walking distance of Sandbach town centre, with a private enclosed garden and driveway parking. Offered with no onward chain.

Arrange your viewing today!



Room Descriptions

Tenure

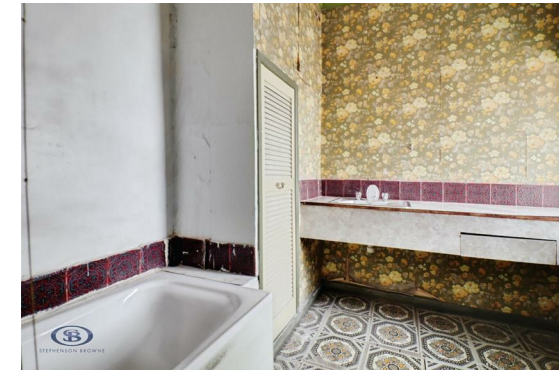
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

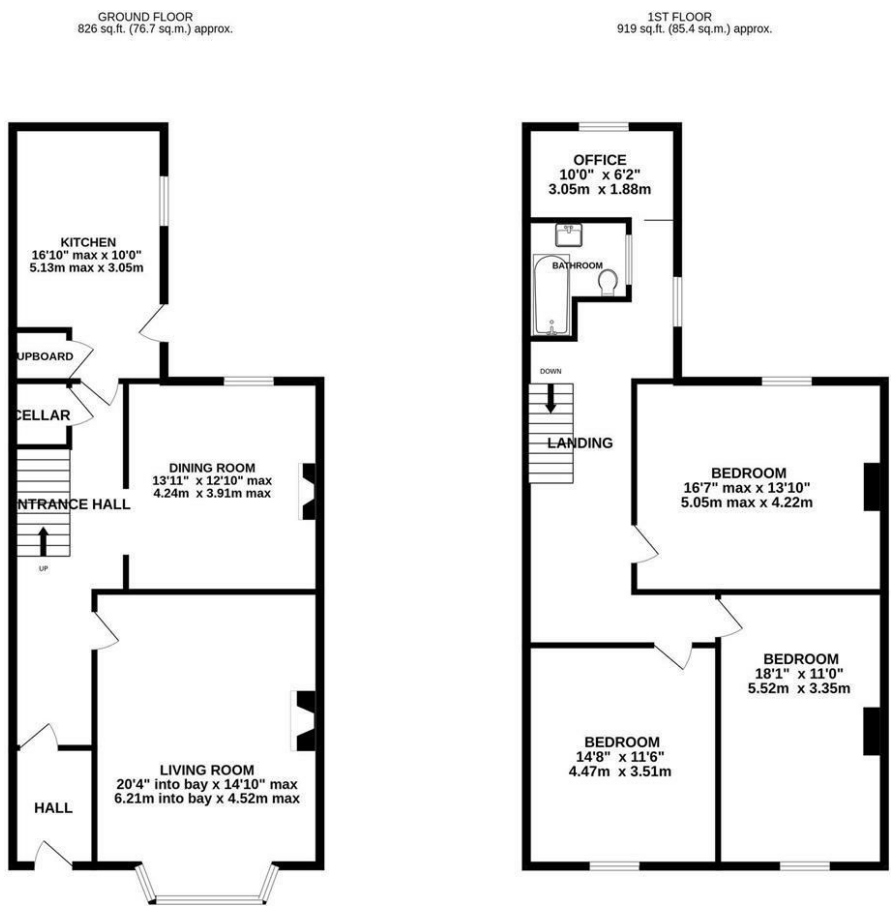
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

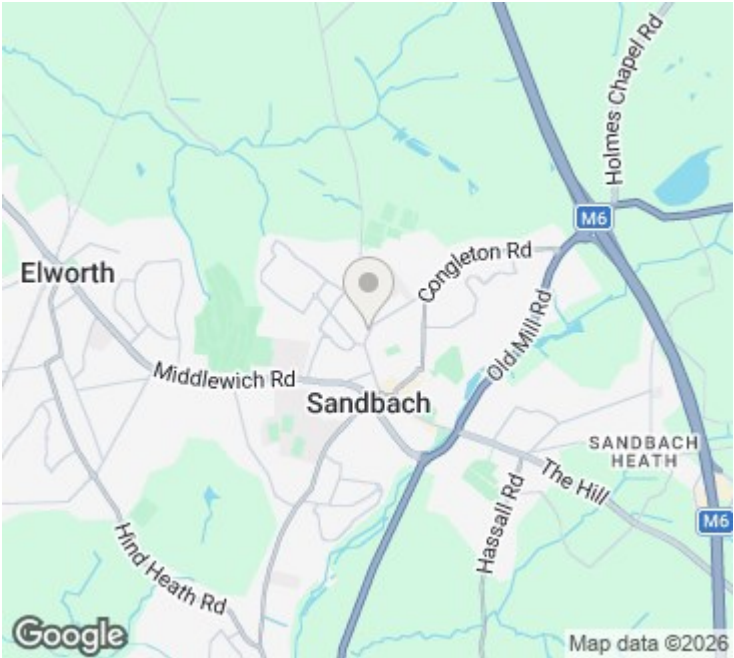


Floorplans

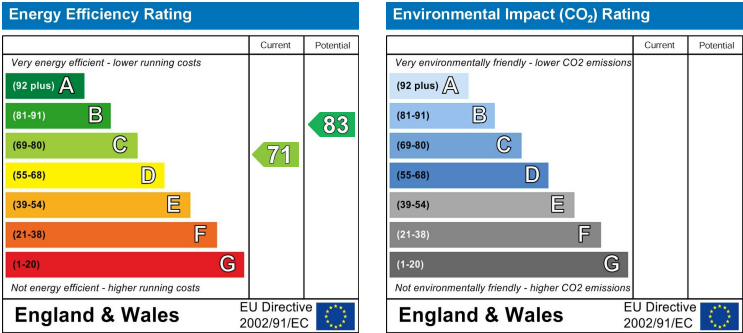


TOTAL FLOOR AREA: 1745 sq.ft. (162.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



EPC Rating



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