



STEPHENSON BROWNE

Lavender House, Heath Road, Sandbach

CW11 2LE



**Offers In The Region Of
£350,000**

DESCRIPTION

Lavender House is situated on a highly sought-after residential road in the popular area of Sandbach Heath, this charming mature semi-detached home enjoys a convenient position within walking distance of Sandbach town centre, local shops and highly regarded schools. Offering beautifully presented accommodation throughout, this characterful period property combines traditional features with modern improvements, making it an ideal purchase for a range of buyers.

The accommodation is both spacious and versatile, comprising two welcoming reception rooms, each benefiting from newly installed log burners that create a warm and inviting atmosphere. To the rear, the extensive kitchen provides ample space for cooking, dining and entertaining. The property also benefits from three well-proportioned bedrooms and two bathrooms.

Tastefully decorated throughout, the home has been further enhanced with a new boiler, damp proofing works and new front and rear doors, providing peace of mind for prospective purchasers. There is also flexibility for a straightforward move, with the possibility of no onward chain.

Externally, the property boasts a delightful cottage-style rear



courtyard, ideal for outdoor dining and relaxation. A passageway leads through to a larger enclosed garden, predominantly laid to lawn, providing excellent space for families and keen gardeners alike. The garden also benefits from two timber sheds and a useful brick-built outbuilding, offering valuable storage. In addition, there is parking available to the rear of the property.

Located just a short walk from the bustling market town centre of Sandbach, with its excellent range of shops, restaurants, cafés and amenities, this attractive home offers the perfect balance of character, convenience and outdoor space. An internal viewing is highly recommended to fully appreciate everything this wonderful home offers.



ROOM DESCRIPTIONS

Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

Living Room

10'7" x 12'11"



Dining Room

11'11" x 13'1"

Kitchen

21'8" x 6'8"

Bathroom (Downstairs)

8'10" x 5'3"



Bedroom One

12'11" x 11'0"

Bedroom Two

13'0" x 8'10"

Bathroom (Upstairs)

10'11" x 6'9"



Bedroom Three

12'0" x 17'1"



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.







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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

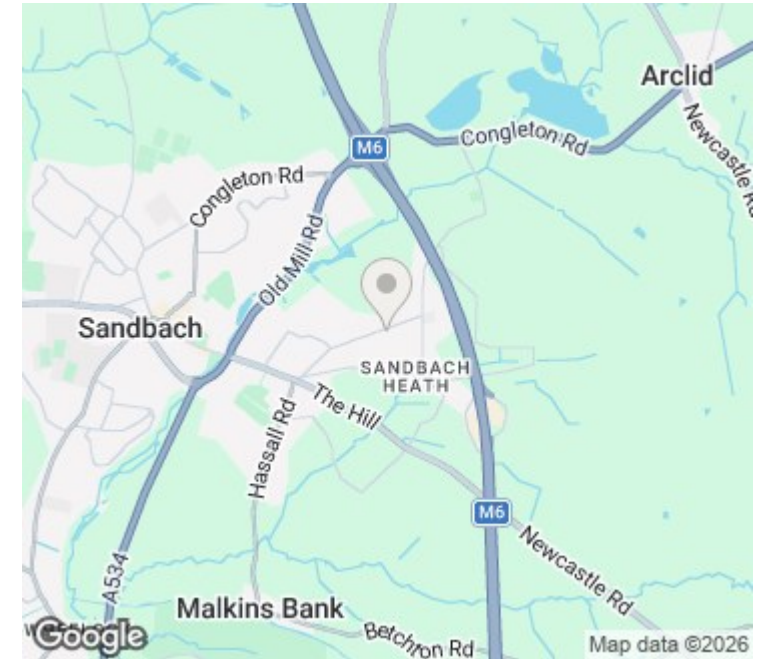
Floorplans



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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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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