



STEPHENSON BROWNE

**Harry Mortimer Way,  
Elworth, Sandbach**  
CW11 3AJ



**Offers In The Region Of  
£375,000**



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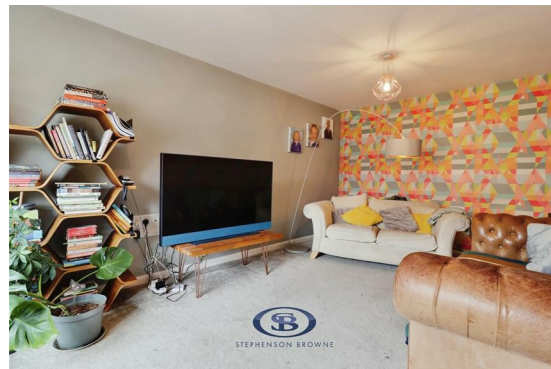
## DESCRIPTION

Situated on the highly sought-after modern development along Harry Mortimer Way in Elworth, this beautifully presented four-bedroom family home enjoys an attractive position overlooking open greenspace to the front, with canalside walks just moments away.

Offered for sale with no onward chain, the property provides spacious and versatile accommodation ideal for modern family living. The heart of the home is the impressive open-plan kitchen, dining and living area, complemented by a separate utility room. Additional ground floor convenience is provided by a downstairs WC.

To the first floor, there are four well-proportioned bedrooms, all benefitting from built-in wardrobes, along with further storage throughout the home. The principal bedroom features an ensuite, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the property boasts driveway parking for several vehicles, a detached garage, and a private, enclosed rear garden designed for low maintenance. The pleasant greenspace to the front enhances the home's attractive setting within this popular residential development.





The property is currently leasehold, although many neighbouring homes have acquired the freehold. Annual charges remain modest, contributing to the ongoing maintenance and upkeep of the estate.

Early viewing is highly recommended to fully appreciate the location, space, and lifestyle this excellent family home has to offer.





# ROOM DESCRIPTIONS

## Entrance Hall

14'0" x 8'4"

## Living Room

16'4" x 10'11"

## Kitchen Diner / Living Area

19'6" x 12'1"

## Utility

3'9" x 3'9"

## WC

4'7" x 3'2"

## Bedroom One

11'10" x 10'6"

## Ensuite

7'0" x 5'8"

## Bedroom Two

10'11" x 8'4"

## Bedroom Three

8'9" x 8'5"

## Bedroom Four

8'10" x 7'3"

## Bathroom

7'1" x 5'6"

## Garage

17'0" x 8'6"

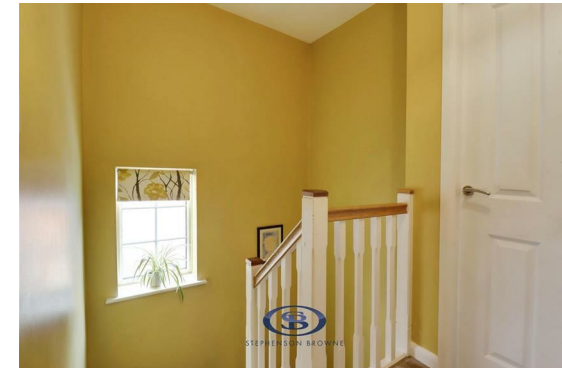
## Tenure -

We understand from the vendor that the property is leasehold. 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.















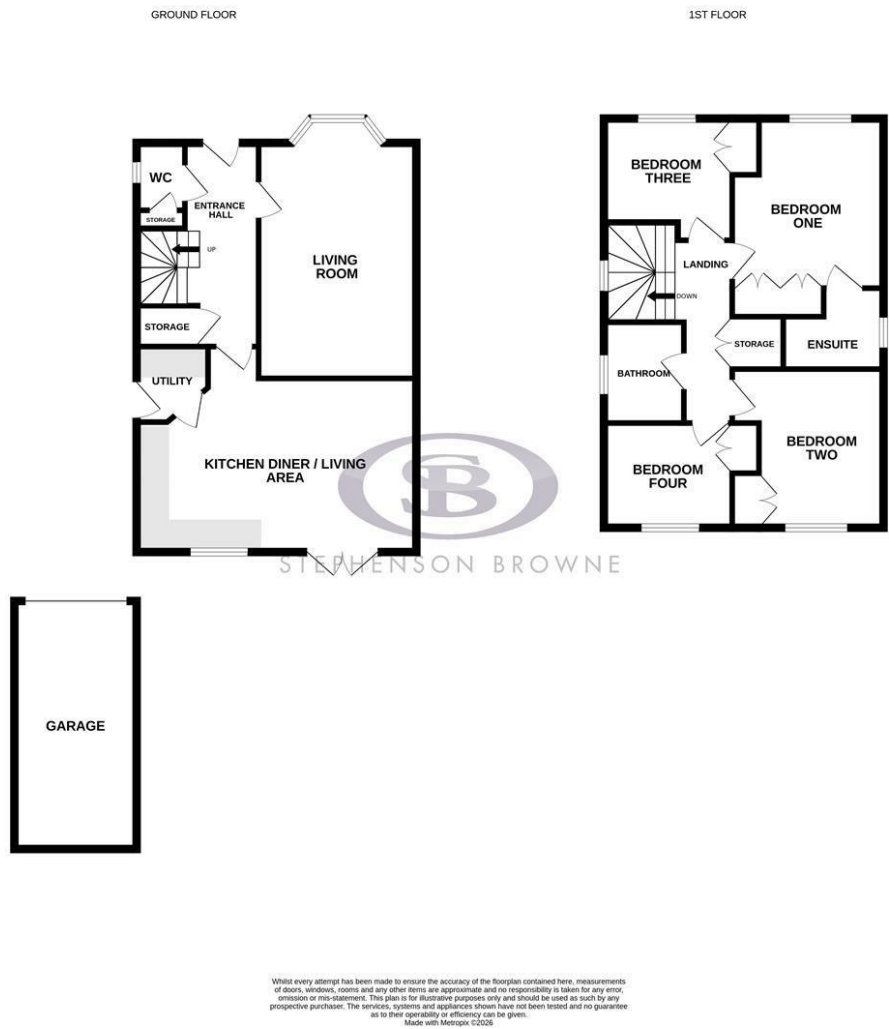
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## Viewing

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



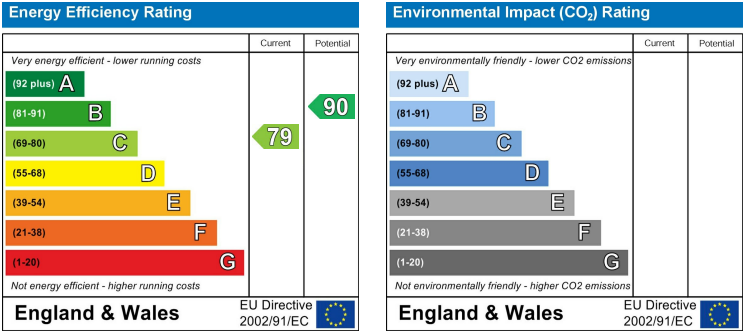
# Floorplans



# Area Map



# EPC Rating



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

38 High Street, Sandbach, CW11 1AN  
01270 763200  
sandbach@stephensonbrowne.co.uk  
www.stephensonbrowne.co.uk

