



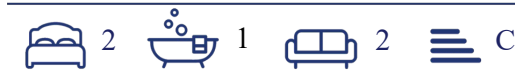
STEPHENSON BROWNE



Roman Way, Sandbach

CW11

2FW



Asking Price £325,000

DESCRIPTION

A fantastic opportunity in the highly sought-after Roman Way, Sandbach – this charming two-bedroom detached bungalow was successfully sold before reaching the open market, highlighting the strong demand for quality bungalows in the area.

Positioned within a popular residential location and within walking distance of Sandbach Railway Station, the property offered spacious and well-maintained accommodation including an impressive living room, a modern kitchen diner, two well-proportioned bedrooms, and a private enclosed rear garden. Externally, the bungalow also benefited from driveway parking and a garage.

With bungalow demand continuing to outweigh supply, we are actively looking for more similar properties for waiting buyers. If you are considering selling your bungalow, or would like to be added to our exclusive bungalow mailing list to hear about properties before they reach the market, please get in touch with our team today.

This true detached bungalow offered two bedrooms, a spacious kitchen diner, impressive living room, private enclosed garden, garage and driveway parking, all within a popular residential location close to Sandbach Railway Station.





ROOM DESCRIPTIONS

Living Room

21'9" x 15'5"

Kitchen

9'7" x 8'6"

Dining Area

9'2" x 8'6"

Conservatory

10'7" x 9'4"

Bedroom One

13'0" x 10'7"

Bedroom Two

12'2" x 8'2"

Bathroom

8'2" x 5'6"

Garage

16'1" x 9'9"

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.

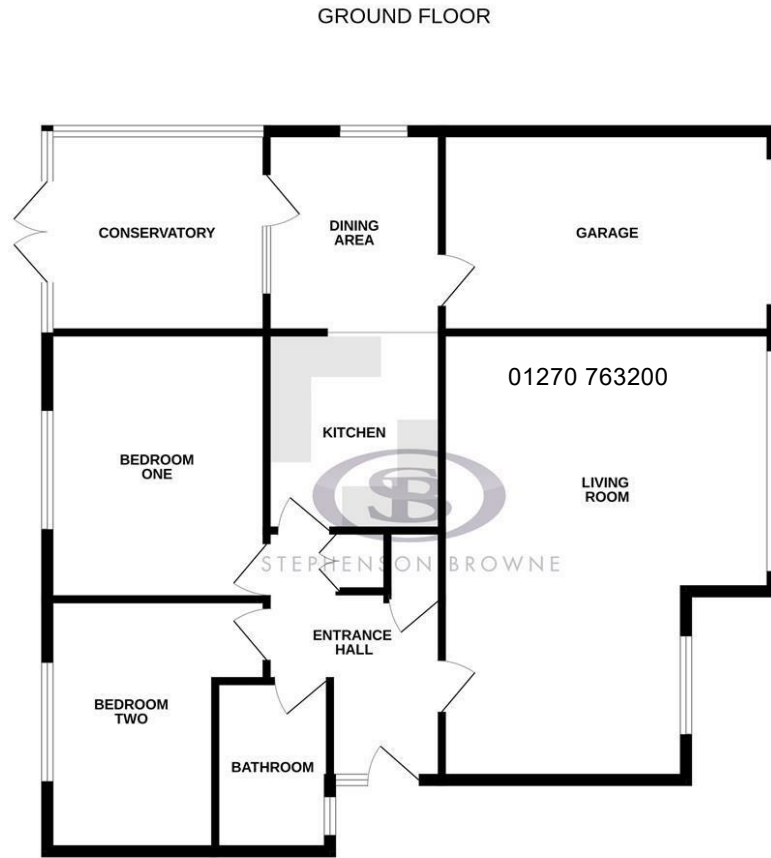
Why Choose SB Sandbach To Sell Your Property?

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.
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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	78

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

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**

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk