



STEPHENSON BROWNE

143 MIDDLEWICH ROAD, SANDBACH, CW11 1JD

OFFERS OVER £800,000



STEPHENSON BROWNE

Set along Middlewich Road in the ever-popular town of Sandbach, this impressive family home enjoys a highly convenient position within easy walking distance of well-regarded schools, local shops, the town centre and the railway station.

The property benefits from exceptional off-road parking, featuring two extensive driveways: one with a shared entrance and the other offering a private entrance, providing space for numerous vehicles. A large double garage with an electric up-and-over door further enhances the practicality of the home.

To the rear is a private, low-maintenance garden that is not overlooked, backing directly onto Sandbach Golf Course. The open aspect can be enjoyed from the Juliet balcony in the principal bedroom, offering pleasant views across the course.

Internally, the accommodation is both spacious and versatile. The kitchen is complemented by a separate utility room with negotiable appliances, while two reception rooms and a conservatory provide flexible living and entertaining space.

Upstairs, there are four generous double bedrooms, including a principal bedroom with an en-suite shower room. A family bathroom serves the remaining bedrooms, and a convenient ground floor WC completes the layout.

An excellent opportunity to acquire a substantial home in a sought-after location, combining generous accommodation, ample parking and attractive views.



## Entrance Hall

20'8" x 5'4"

## Living Room

17'11" x 12'2"

Gas fire.

## Conservatory

18'5" x 16'4"

Power and electric heating.

## Kitchen

12'2" x 9'10"

A range of wall and base units with granite work surfaces over. Ample storage cupboards and drawers. AEG double oven and grill. and ceramic hob with extraction hood above. Heater. Breakfast bar with ample space for two stools.

## Utility

12'2" x 5'11"

A range of wall and base units with granite work surfaces over. Space and plumbing for a washing machine, tumble dryer, and dishwasher. Space for a freestanding fridge and freezer. Whitegoods negotiable.

## Dining Room

12'2" x 11'4"

## Cloakroom

6'6" x 5'5"

WC, hand basin and vanity storage units.

## Landing

22'4" x 5'5"

## Bedroom One

18'6" x 10'7"

Built-in wardrobes and a Juliet balcony overlooking Sandbach Golf Course.

## Ensuite Shower Room

12'5" x 6'1"

Vanity storage units.



## Bedroom Two

15'9" x 14'8"

Three free-standing double wardrobes.  
Sliding double door built-in airing cupboard.

## Bedroom Three

13'1" x 12'1"

Single built-in wardrobe.

## Bedroom Four

12'2" x 10'2"

Sliding double door built-in wardrobe.

## Bathroom

9'7" x 6'6"

Vanity sink unit. Bathtub with shower over.

## Double Garage

18'5" x 16'4"

Cold tap. Electric up and over double door.

Storage, power and light.

## General Notes

The loft is accessed via a fitted loft ladder, there is a light and partial boarding.

The Baxi boiler is located in the double garage and annually serviced by British Gas.

Consumer board installed two year ago.  
Fitted alarm system, serviced annually.

## External

A shared entrance leading to a large driveway and parking area, also a separate driveway and parking area with a private entrance. Ample parking for several vehicles. Side gated access leading to an enclosed, low maintenance, rear garden. Shed.

## 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.

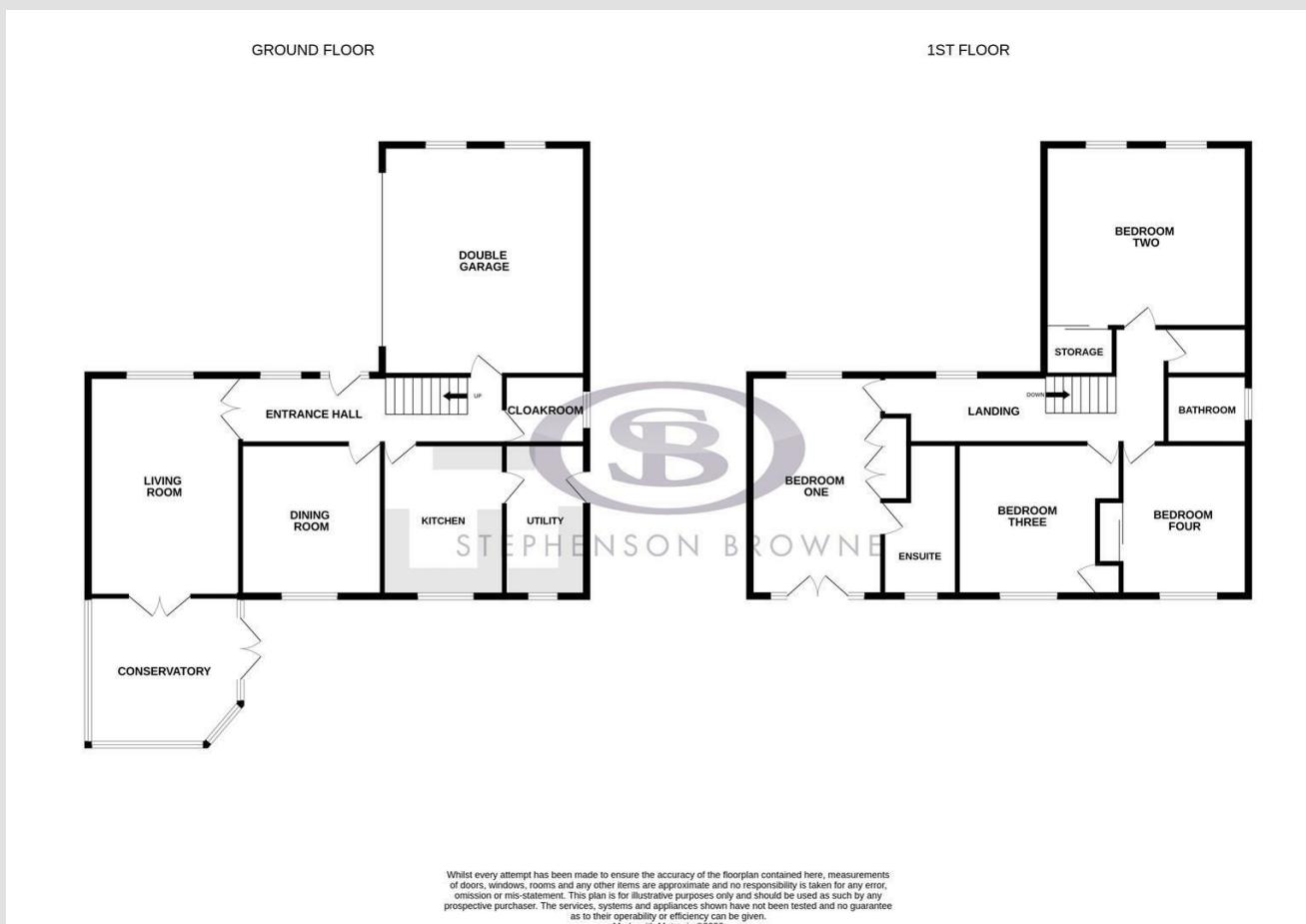
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## Floor Plan



## Area Map



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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