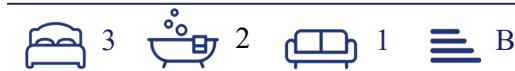




STEPHENSON BROWNE

Samuel Twemlow Avenue Winterley, Sandbach

CW11 4TY



Offers In The Region Of
£315,000

DESCRIPTION

Situated on the popular and peaceful Samuel Twemlow Avenue development, this beautifully presented three-bedroom detached family home occupies a substantial corner plot and offers spacious, well-balanced accommodation ideal for modern family living.

The property features a generous lounge, a contemporary kitchen with a separate utility room, and a convenient downstairs WC. Upstairs, the principal bedroom benefits from fitted wardrobes and an ensuite shower room, while two further bedrooms are served by a stylish family bathroom.

Externally, the home enjoys a double-width driveway providing ample off-road parking and an enclosed, low-maintenance garden, perfect for relaxing and entertaining. The property is not overlooked, offering an excellent degree of privacy, and is ideally positioned within walking distance of Winterley Pool and the nearby park, making it an excellent choice for families and outdoor enthusiasts alike.

Early viewing is highly recommended to appreciate the space, privacy and sought-after location this fantastic home has to offer.





ROOM DESCRIPTIONS

Living Room

18'2" x 9'9"

Kitchen

18'2" x 8'4"

Utility

6'9" x 4'1"

WC

4'11" x 3'6"

Bedroom One

13'1" x 10'0"

Ensuite

8'9" x 4'10"

Bedroom Two

11'4" x 9'2"

Bedroom Three

9'2" x 6'7"

Bathroom

7'2" x 6'6"

Tenure

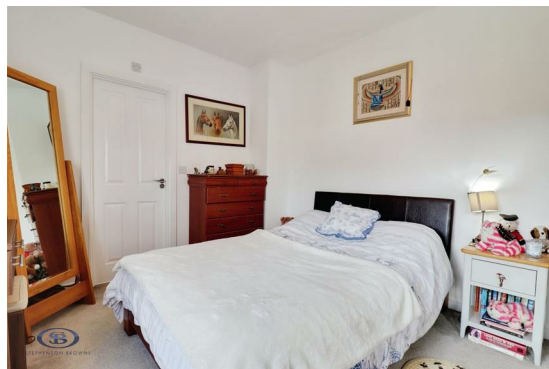
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

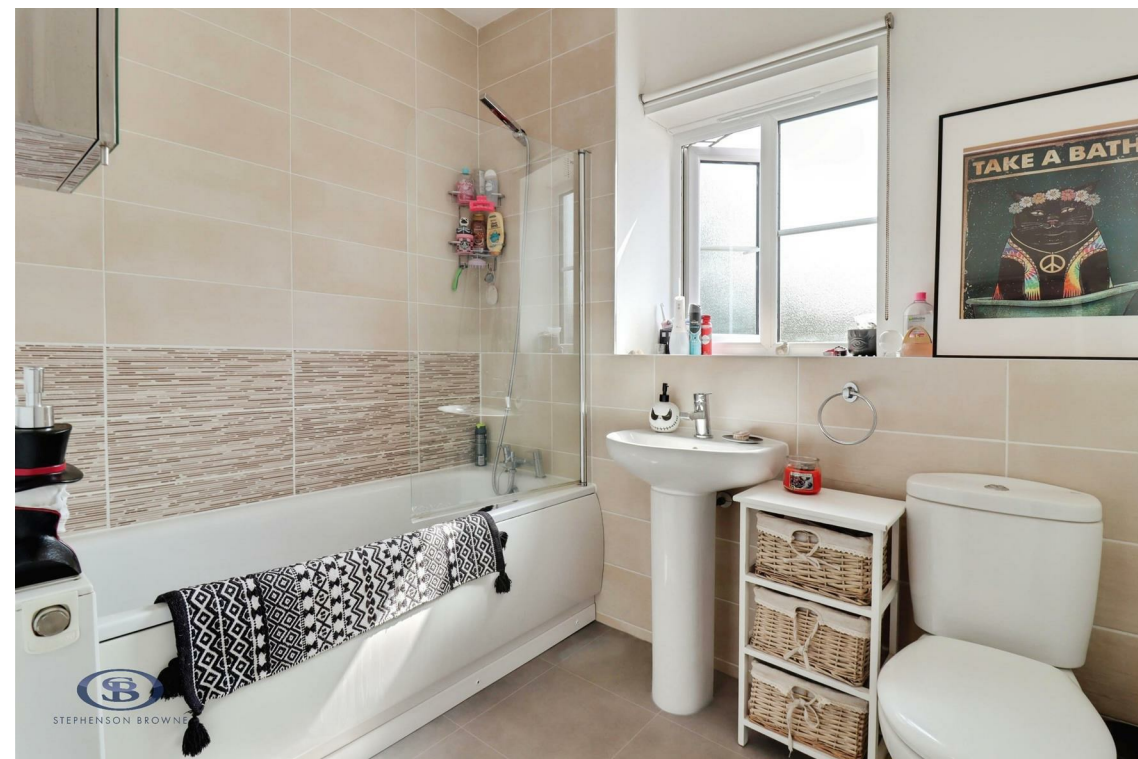
AML Disclosure

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

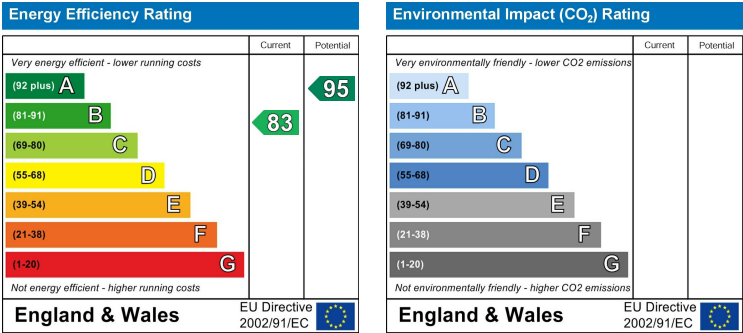


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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

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