

STEPHENSON BROWNE

Clifton Road, Elworth, Sandbach

CW11 3JJ

4 2 3 D

Asking Price £425,000

DESCRIPTION

An impressive and substantially extended semi-detached family home, combining attractive period character with spacious, modern living accommodation. Situated in a sought-after position at the bottom of a quiet cul-de-sac in the highly regarded village of Elworth, the property offers an excellent balance of space, style and convenience.

Originally built in the early 1900s, the property occupies a generous plot with ample driveway parking, an integral garage for storage and a beautifully landscaped, private rear garden. Having been thoughtfully extended to both the side and rear, the house now provides significantly enhanced accommodation, making it ideally suited to modern family life.

Internally, the property offers four bedrooms, three of which are generous doubles, a dressing room, three reception rooms and a superb arrangement of bathrooms, including an en-suite shower room, family bathroom and downstairs WC. The current owners have also undertaken a number of improvements, creating a stylish and well-presented home ready for its next owners to enjoy.

With its wealth of character features, generous proportions and enviable location close to local schools, the railway station and picturesque canal-side walks, this is a fantastic













opportunity to acquire a substantial family home in a popular village setting.













ROOM DESCRIPTIONS

Living Room
11'3" x 11'10"

Sitting / Dining Room
12'4" x 18'0" (max measurements)

Kitchen
14'9" x 8'3"

Snug
13'7" x 11'7"

Garage
8'2" x 11'7"

Bedroom One
12'2" x 11'7"

Bedroom Two
12'5" x 9'7"

Bedroom Three
11'3" x 9'6"

Bedroom Four
9'6" x 8'0"

Tenure - Sandbach
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 - Sandbach
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.














STEPHENSON BROWNE







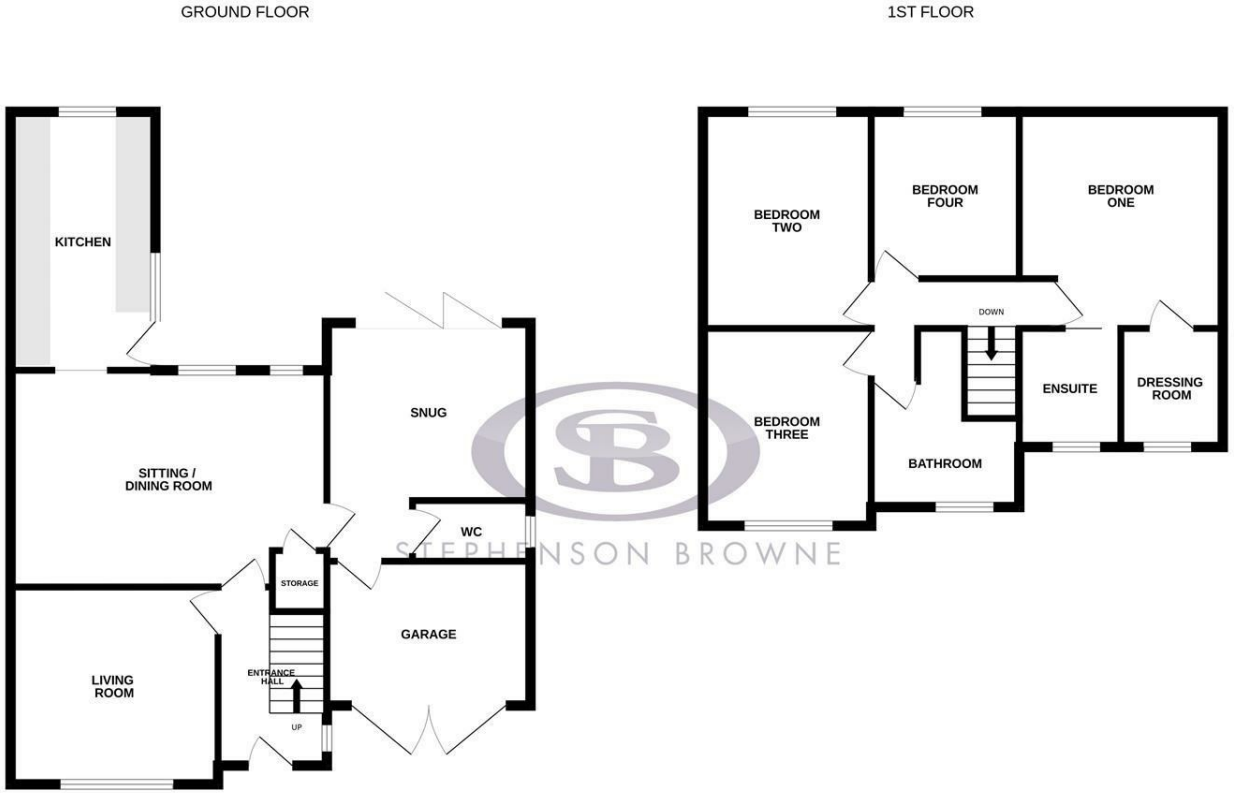

STEPHENSON BROWNE

STEPHENSON BROWNE

Viewing

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

Floorplans

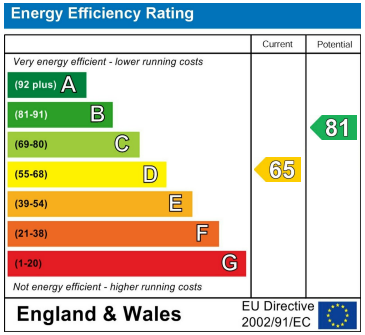


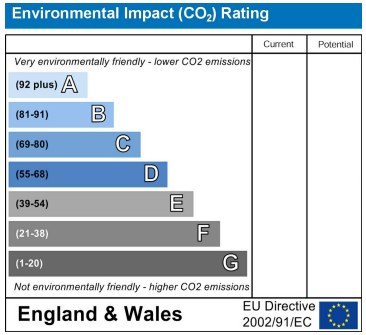
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

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

STEPHENSON BROWNE