



STEPHENSON BROWNE

Patrons Drive, Elworth, Sandbach

CW11 3AT



Asking Price £225,000

DESCRIPTION

Situated on Patrons Drive in the popular residential area of Elworth, Sandbach, this extremely well presented end of mews house forms part of a nearly new development and offers an ideal setting for families. Positioned on a quiet no-through road, the property enjoys driveway parking, a private enclosed rear garden and convenient access to nearby countryside and canalside walks.

The spacious and well-appointed accommodation includes a generous kitchen diner, family bathroom and useful downstairs WC, with ample storage and fitted wardrobes throughout. Presented to an excellent standard, the property is ready to move straight into and provides comfortable modern living in a highly desirable location.

Elworth is a well-established and sought-after residential area, offering a range of local amenities, schools and excellent transport links, with Sandbach town centre and the surrounding Cheshire countryside within easy reach.





ROOM DESCRIPTIONS

Living Room

14'5" x 12'3"

Kitchen Diner

15'1" x 12'3"

Bedroom One

12'8" x 9'1"

Bedroom Two

13'11" x 7'6"

Bedroom Three

8'7" x 8'1"

Bathroom

7'6" x 6'6"

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.

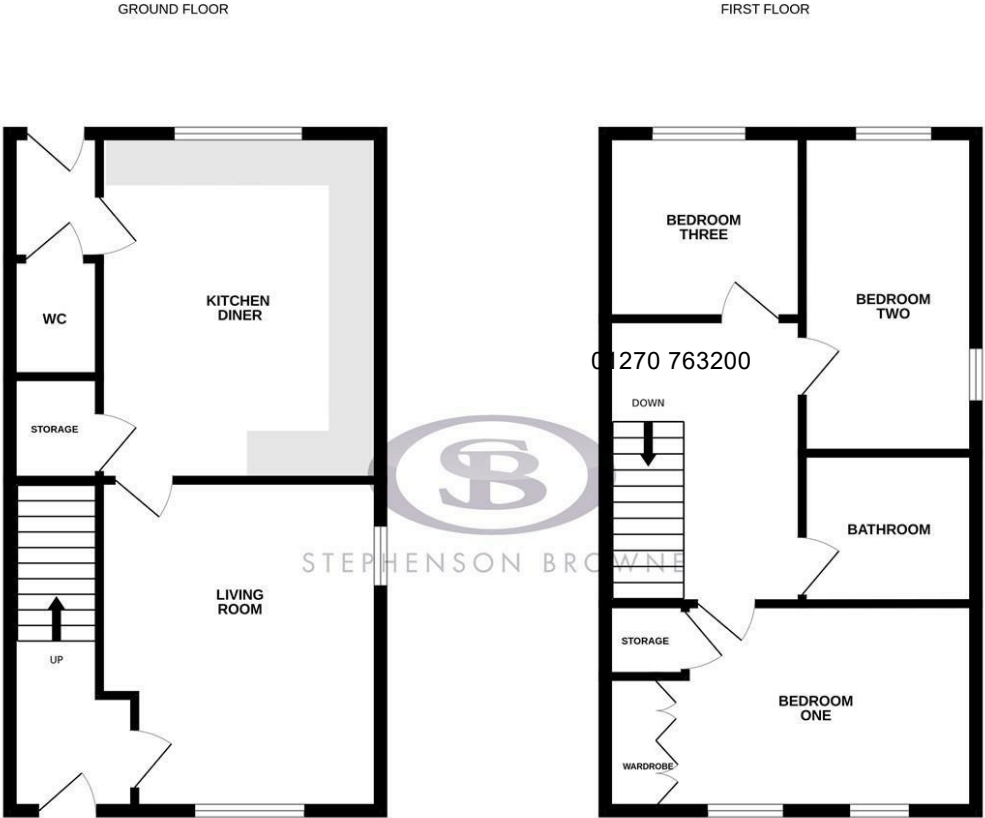
Why Choose SB Sandbach To Sell Your Property?

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.





Floorplans



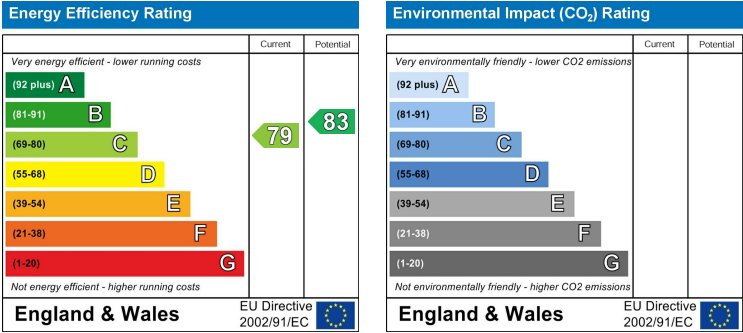
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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



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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www.stephensonbrowne.co.uk