



STEPHENSON BROWNE

London Road, Sandbach

CW11 3BD



Guide Price £435,000

DESCRIPTION

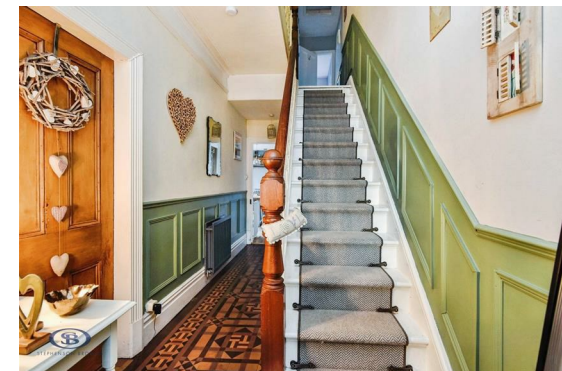
Welcome to this beautiful property located on London Road in Sandbach! This semi-detached style house boasts classic period features that add character and charm to the property.

Upon entering, you are greeted by a grand hallway with original tiling, two spacious reception rooms that offer versatility for entertaining or relaxing with family. The property comprises four well-appointed bedrooms, providing ample space for a growing family or guests. There is also a very useful office which is currently being utilised as a dressing room.

One of the highlights of this property is the open plan kitchen/dining/family room, perfect for modern living and creating a hub for the household to gather and socialise. From the kitchen there is access to the generous utility room, downstairs shower room and a fantastic cellar, perfect for extra storage needs. With three bathrooms, there will be no more morning queues, ensuring convenience and comfort for all residents.

In addition to the interior features, this property also offers off-road parking for 3 cars, a valuable commodity in this bustling area. The convenient location near the train station makes commuting a breeze, ideal for those who need to travel for work or leisure.

Don't miss the opportunity to own this delightful property with a perfect blend of classic and modern features. Contact us today to arrange a viewing and envision the lifestyle this home could offer you!





ROOM DESCRIPTIONS

Entrance Hallway

Lounge

15'8" x 13'7"

Kitchen/Dining Room

18'3" x 14'8"

Sitting Room

14'1" x 11'9"

Utility Room

8'9" x 7'9"

Shower Room

5'8" x 5'8"

Cellar

17'10" x 8'7"

Landing

Bedroom Two

15'8" x 15'10"

Bedroom Three

14'1" x 11'8"

Bedroom Four

10'3" x 9'6"

Dressing Room/Office

6'7" x 4'4"

Bathroom

9'6" m x 6'9"

Bedroom One

15'5" x 12'7"

Shower Room

10'11" x 6'2"

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



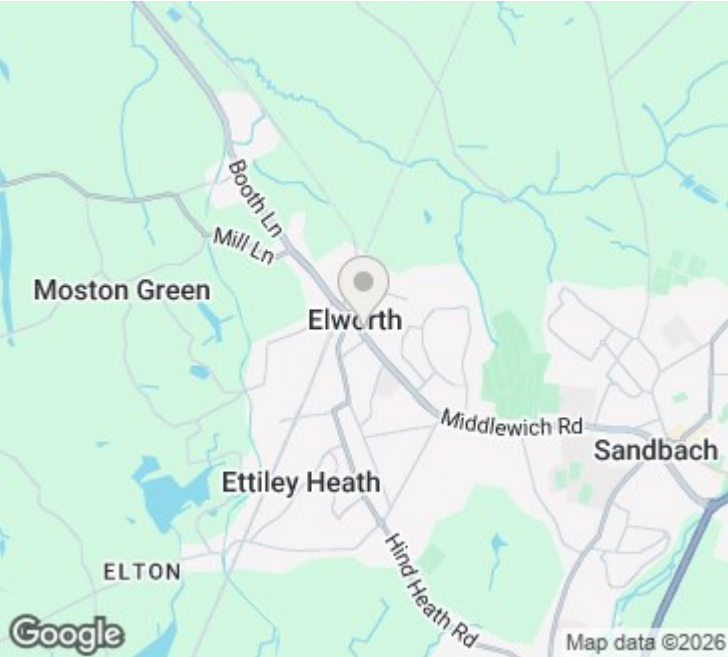
Total floor area 200.2 m² (2,155 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

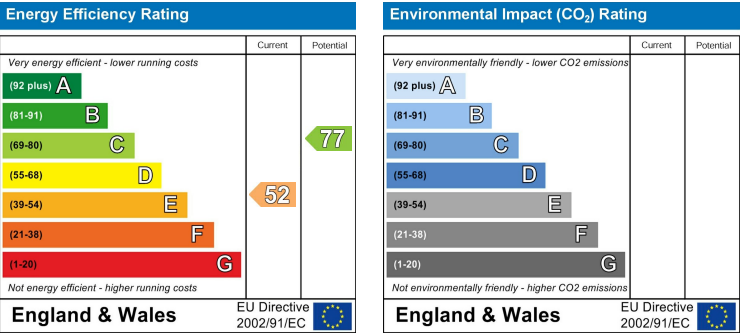
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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

Area Map



EPC Rating



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www.stephensonbrowne.co.uk