STEPHENSON BROWNE

Vicarage Lane, Elworth

CW11 3BW

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Asking Price £250,000

Description

This well-presented three-bedroom semi-detached family home is ideally situated on Vicarage Lane in the popular area of Elworth in Sandbach. Offered for sale with no onward chain, the property provides well-proportioned accommodation and has been recently decorated, creating a welcoming home ready for the new owners to move straight into.

The property benefits from an open-plan kitchen/diner, providing an excellent space for modern family living and entertaining, together with driveway parking and a private enclosed, low-maintenance rear garden. Its location is particularly convenient for access to local amenities, schools, transport links and Elworth Railway Station, making it well suited to both families and commuters.

The property is offered with Council Tax Band C and represents an excellent opportunity to acquire a comfortable family home in a desirable Elworth location.

Room Descriptions

Living Room
14'7" x 9'9"

Kitchen Diner
12'11" x 11'6"

Bedroom One
12'11" x 8'6"

Bedroom Two
11'10" x 6'9"

Bedroom Three
5'11" x 8'11"

Bathroom
7'0" x 5'6"

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.

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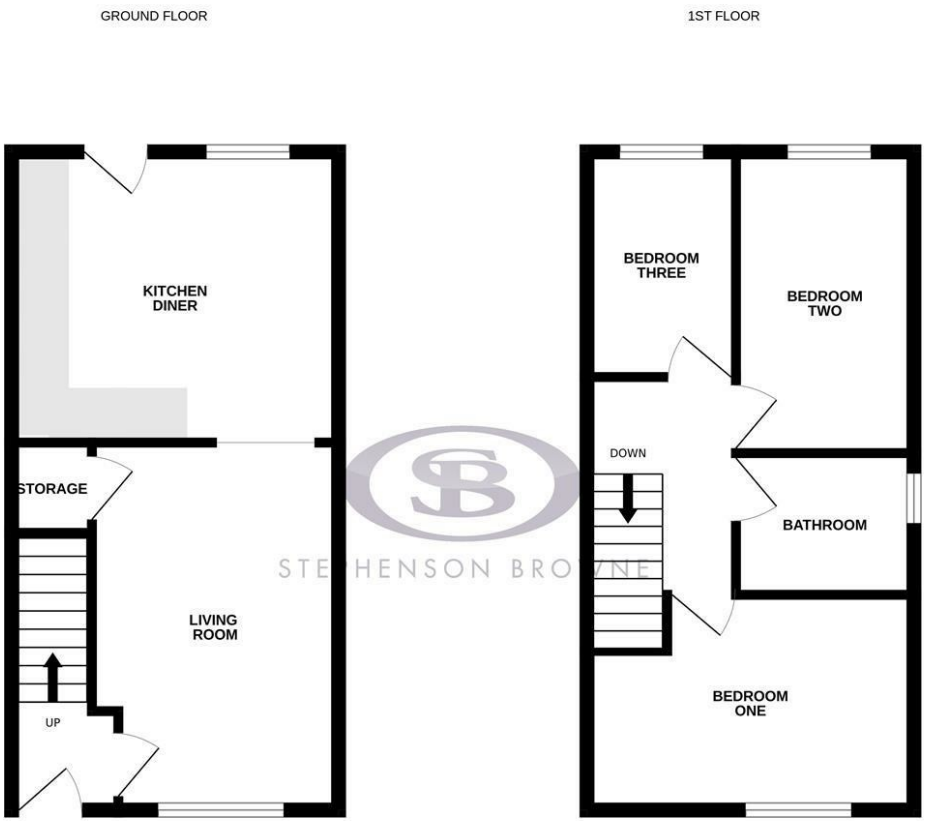
Floorplans



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.
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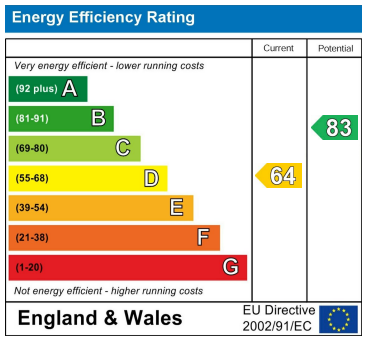
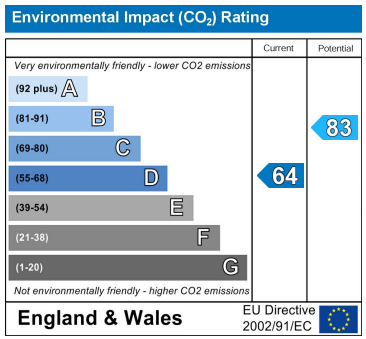
Area Map

EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this 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