

STEPHENSON BROWNE

Adlington Drive, Sandbach

CW11 1DX

4 2 2

Offers In The Region Of
£475,000

DESCRIPTION

Situated in a popular residential area of Sandbach, this property on Adlington Drive offers spacious and versatile accommodation, making it an excellent opportunity for buyers looking to put their own stamp on a home. While some areas would benefit from modernisation, the property offers plenty of potential to create a fantastic home tailored to individual tastes.

The accommodation benefits from a spacious kitchen diner with separate utility room, a double garage and driveway parking. Externally, there is a private, enclosed rear garden, providing a great space to relax or entertain. Further features include an ensuite shower room, family bathroom and downstairs WC, along with fitted wardrobes and useful storage cupboards.

Ideally positioned within walking distance of Sandbach town centre, Sandbach Park and well-regarded local schools, the property is well placed for a range of amenities and everyday needs.

Offered with no onward chain, this is an exciting opportunity for buyers seeking a property with scope to modernise and add value in a desirable Sandbach location.

























ROOM DESCRIPTIONS

Living Room
15'0" x 11'3"

Snug
11'3" x 9'10"

Kitchen Diner
17'1" x 9'10"

Utility
9'10" x 5'2"

Conservatory
12'7" x 9'5"

WC
8'5" x 6'0"

Bedroom One
13'10" x 10'9"

Ensuite
8'0" x 5'11"

Bedroom Two
12'3" x 9'9"

Bedroom Three
9'0" x 7'11"

Bedroom Four
9'0" x 7'7"

Bathroom
8'1" x 6'3"

Double Garage
19'4" x 17'1"

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.

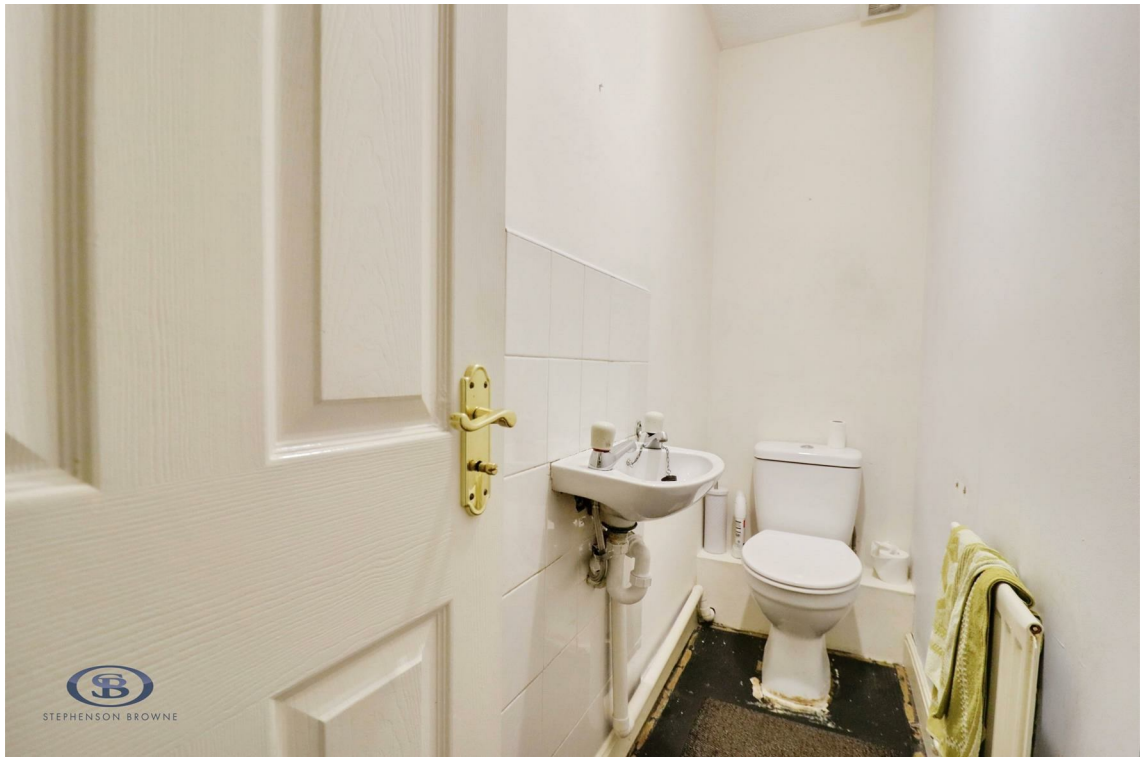




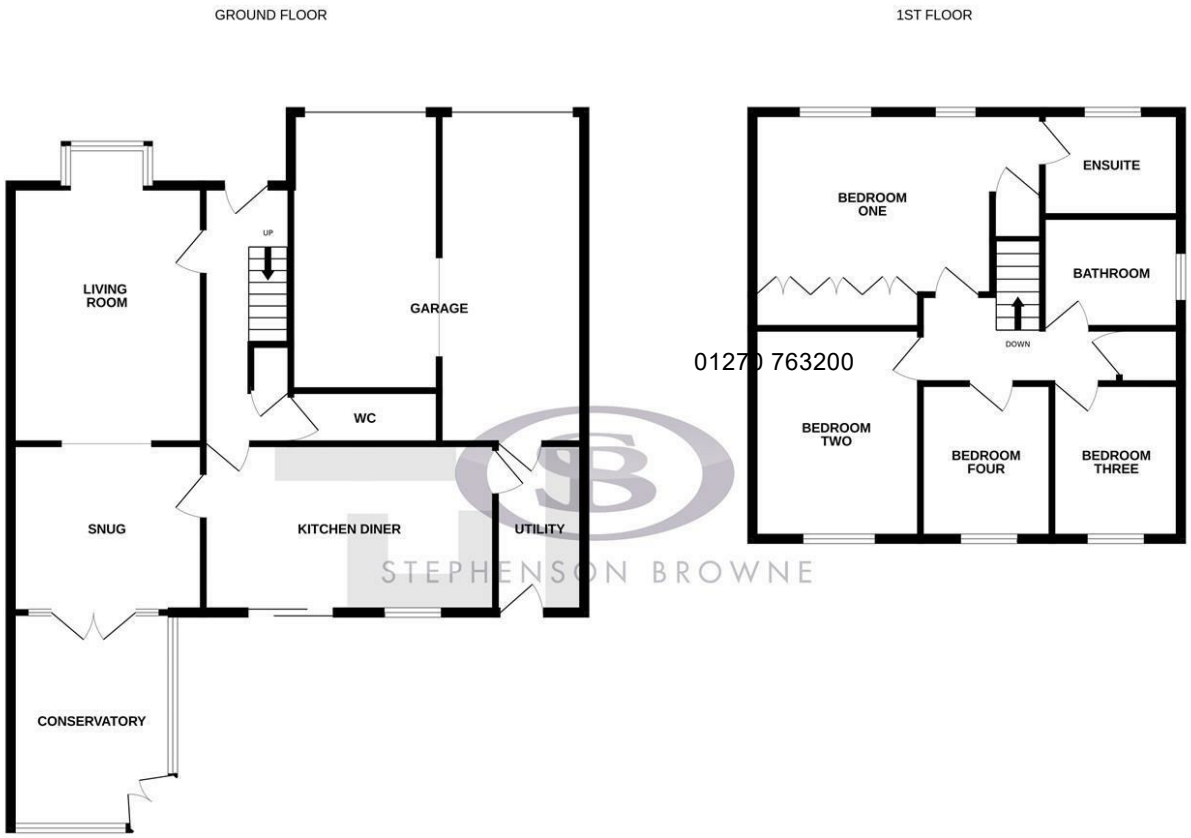






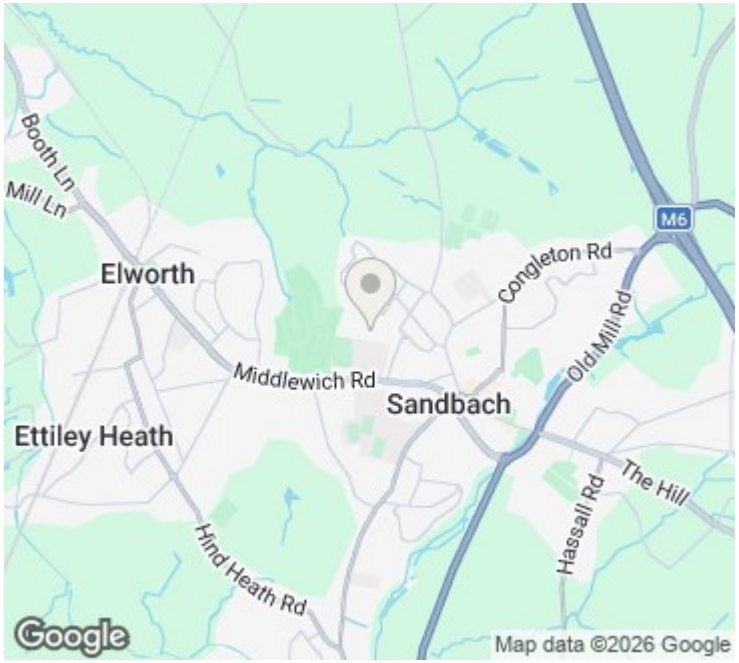


Floorplans

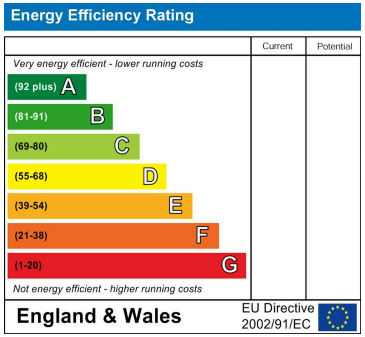


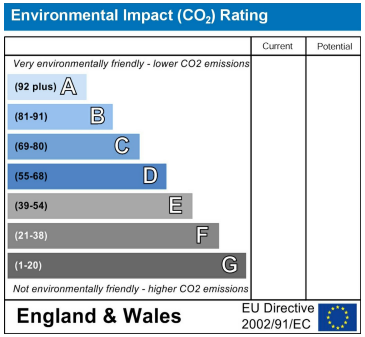
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





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