



47 Front Street

, Sandbach, CW11 1EU

Offers in excess of £350,000



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Summary

Dating back to circa 1600, this Grade II listed half-timbered semi-detached home sits within a recognised conservation area and offers a rare combination of historic architecture and modern comfort. Thoughtfully upgraded and carefully maintained by the current owner, the property provides spacious and adaptable accommodation throughout. The ground floor features two characterful reception rooms with exposed beams, warm timber finishes and a feature brick fireplace, offering flexible living space suited to a variety of needs. Upstairs, three well-presented bedrooms provide a mix of bright outlooks and practical versatility, with Bedroom One overlooking the front elevation, Bedroom Two enjoying views to the rear, and Bedroom Three functioning effectively as a single bedroom or dressing room.

Externally, the home is approached via attractive front gardens with landscaped areas of artificial lawn, gravel borders, mature shrubs and a paved seating terrace that creates a welcoming first impression. To the rear, a compact private courtyard offers a low-maintenance outdoor space enclosed by brickwork and greenery. A detached garage sits to the side of the property, fully equipped with electric and plumbing connections, providing excellent practicality for storage, workshop use or additional utility space.

Altogether, this is a beautifully preserved period home offering generous accommodation, everyday convenience and exceptional heritage appeal in a sought-after position on Front Street, Sandbach.

Sandbach

Step into the thriving historical town of Sandbach, where this desirable property awaits you. Positioned just a leisurely stroll from Sandbach Town Centre, the home enjoys the perfect balance of convenience, heritage and everyday practicality.

Sandbach is a highly sought-after Cheshire market town celebrated for its rich history, strong community spirit and excellent local amenities. At its centre stand the iconic Saxon Crosses, a landmark that reflects centuries of heritage and forms the focal point of the bustling cobbled market square. The town offers an appealing mix of independent shops, cafés, traditional pubs and regular markets, creating a lively yet welcoming atmosphere for residents and visitors alike.

The area benefits from well-regarded schools and superb transport links, with easy access to neighbouring towns, the M6 motorway and a nearby train station providing direct connections to Manchester and other major destinations. Surrounding countryside offers scenic walking routes and outdoor leisure opportunities, while Sandbach itself hosts a variety of events and festivals throughout the year, reinforcing its strong sense of community.

Local shops, bars and restaurants cater to all ages, and the town's numerous sports clubs—including football, golf and cricket—provide excellent recreational options for families. With its blend of charm, practicality and vibrant community life, Sandbach remains an enduringly popular location for both families and professionals.

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Living Room

14'0" x 7'9" (4.29 x 2.37)

Accessed directly from the front door, this welcoming living room combines modern comfort with the charm of a listed property. Original exposed beams highlight the home's heritage and conservation-area setting, adding warmth and authenticity to the bright, white interior. A cottage-style window with plantation shutters and a built-in window seat creates a lovely focal point, complemented by a bold red sofa, tasteful décor and a large feature artwork. The space feels inviting and characterful, offering a seamless blend of period detail and contemporary styling.

Lounge / Dining Room

14'2" x 11'7" (4.32 x 3.54)

A flexible reception room offering the option to serve as a comfortable lounge or an inviting dining space. Original exposed beams continue to show off the property's heritage and conservation-area setting, complemented by a striking brick fireplace with multi fuel burning stove and a beautiful timber mantel. The room features warm oak-style flooring, plantation shutters and generous natural light, creating a relaxed yet characterful atmosphere. Its adaptable layout and period detailing make it equally suited to entertaining or everyday living, blending timeless charm with modern practicality.

Kitchen

9'10" x 9'2" (3.00 x 2.80)

A bright and beautifully finished kitchen blending rustic charm with modern design, featuring exposed timber beams, sleek white cabinetry and light tiled flooring. The U-shaped layout maximises space and functionality, with integrated appliances, a stylish breakfast bar and contemporary worktops. Natural light floods through the cottage-style window, highlighting the brick-effect splashback and warm neutral palette, creating a homely yet refined space perfect for everyday living and entertaining.

Hallway

3'2" x 8'0" (0.99 x 2.46)

The hallway leads from the kitchen to the back door and provides access to the bathroom. It also houses the consumer unit, neatly positioned within this area. Though compact, the space offers a practical link between the main living accommodation and the rear courtyard.

Bathroom

5'8" x 7'5" (1.74 x 2.27)

A bright and well-finished bathroom combining rustic charm with modern styling, featuring exposed timber beams, crisp white décor and neutral tiling. The suite

Tel: 07778 908724

includes a contemporary vanity with vessel basin, chrome fittings and a wall-mounted mirror cabinet, alongside a neatly arranged WC area with practical storage. A walk-in shower with glass screen and tiled surround offers a streamlined finish, complemented by a chrome towel rail and warm natural textures that create a calm, timeless feel.

First Floor

Landing

2'11" x 8'0" (0.90 x 2.46)

Bedroom One

12'2" x 8'0" (3.73 x 2.46)

Bedroom One overlooks the front elevation and features an exposed timber beam and a charming cottage-style window with plantation shutters. Decorated in soft neutral tones, the room benefits from built-in wardrobes and plush carpeting, creating a comfortable and well-balanced space. Abundant natural light enhances its warm, inviting atmosphere, making it an ideal retreat.

Bedroom Two

10'11" x 9'11" (3.33 x 3.04)

Bedroom Two overlooks the rear elevation and is styled in light, soothing tones that enhance its sense of space. The large window with plantation shutters allows excellent natural light, while the angled ceiling and traditional timber door add character. A well-proportioned room offering a tranquil backdrop, ideal for use as a main bedroom or guest suite.

Bedroom Three

9'10" x 9'2" (3.02 x 2.80)

Bedroom Three is a single room currently arranged as a dressing space. It features neutral décor, a traditional wooden door and fitted storage, creating a bright and practical area. The layout offers flexibility for use as a bedroom, dressing room or compact home office.

Externally

Front Garden

The front offers a beautifully presented approach framed by mature greenery and period charm. A gently stepped pathway leads through landscaped sections of artificial lawn and gravel borders, surrounded by well-established shrubs and

manicured trees that provide privacy and structure. The frontage includes a paved seating terrace ideal for outdoor relaxation, complemented by climbing plants and a traditional timber entrance framed in black and white detailing. The overall setting feels peaceful and inviting, perfectly balancing character with low-maintenance design.

Rear Yard

The rear courtyard provides a compact, private outdoor space enclosed by brick walls and mature greenery, offering a peaceful backdrop with minimal upkeep. Finished with block paving and bordered by established planting, it includes a small seating area and access to a detached garage positioned to the side, which benefits from electric and plumbing connections for added convenience.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

Current Rating D.

Possession

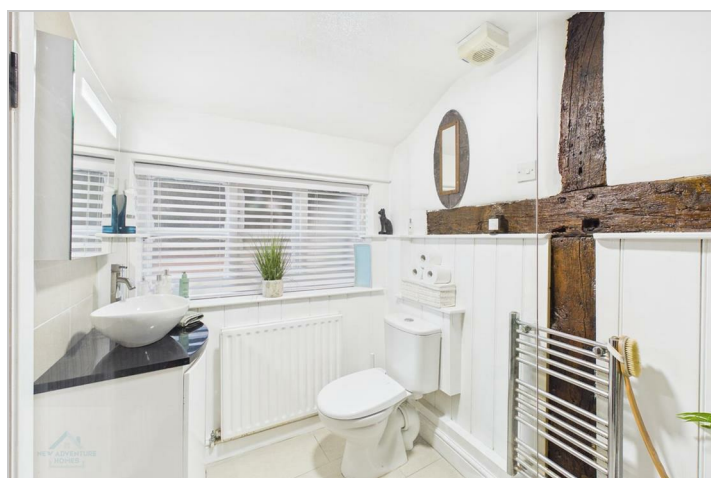
Vacant possession upon completion.

Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

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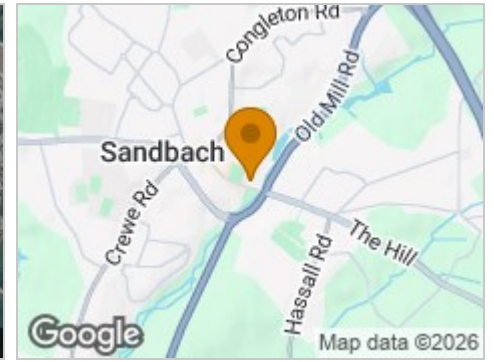
Road Map



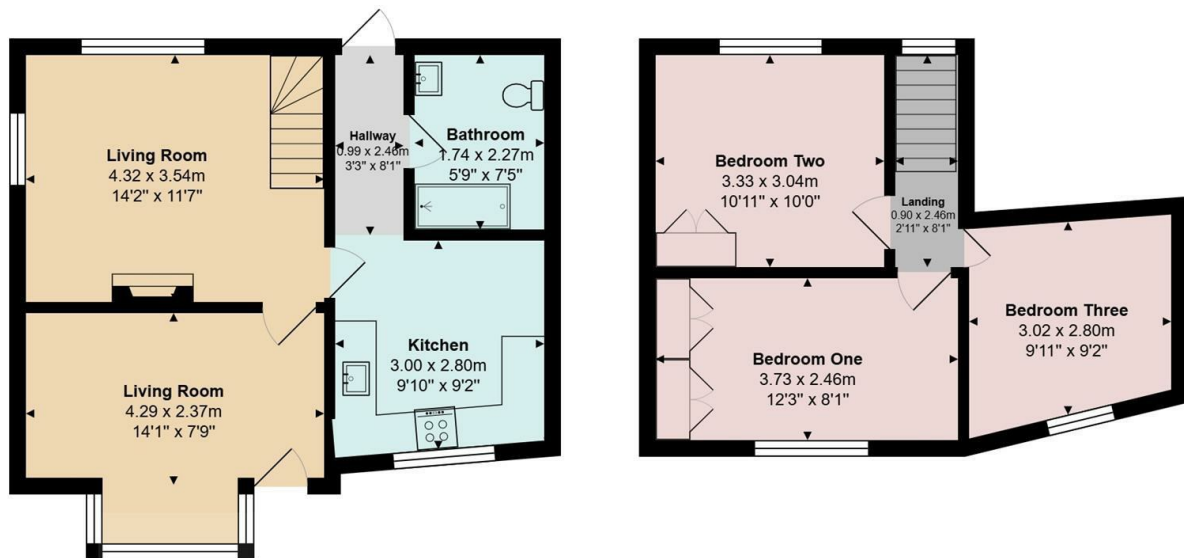
Hybrid Map



Terrain Map



Floor Plan



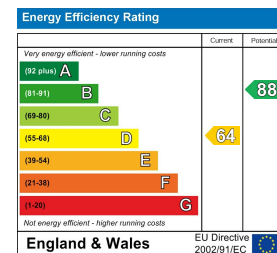
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Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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