STEPHENSON BROWNE

Mill Lane, Sandbach

CW11 4RD

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Offers Over £400,000

DESCRIPTION

Tucked away in a delightful and peaceful position on the highly sought-after Mill Lane in Wheelock, this spacious three bedroom detached true bungalow offers well-balanced and versatile single-level accommodation, beautifully maintained gardens, a substantial plot and excellent parking, making it an ideal home for those seeking a peaceful setting with plenty of space.

Approached via a long driveway providing ample off-road parking, the property also benefits from a detached garage with a remote-controlled up-and-over door, power and lighting. The neatly maintained front garden features attractive shrub and flower borders, while a side gate leads through to the private rear garden.

The rear garden enjoys a sunny aspect and offers a lovely variety of spaces for both relaxation and gardening enthusiasts. There is a paved patio area, ideal for outdoor dining and entertaining, together with a generous lawn, well-stocked borders and a dedicated area suitable for vegetable growing. The gardens are well maintained and provide an attractive and private outdoor space.

Inside, an entrance porch leads into a wide and welcoming hallway, providing access to the accommodation. The front reception room / third bedroom offers a bright and comfortable space. To the rear, a generous family room overlooks the garden and benefits from bright triple-aspect windows, creating a particularly light and inviting room.

There are three well-proportioned bedrooms, offering excellent flexibility for family living, guests or those requiring a home office. The principal bedroom benefits from its own ensuite wet room, while a separate family bathroom provides additional facilities.

The property also benefits from bright bay windows, adding to the character and natural light throughout, whilst the versatile layout makes the bungalow equally suited to families, couples or those looking for convenient single-level living.

ROOM DESCRIPTIONS

Sitting Room
18'0" x 14'7"

Kitchen
14'0" x 12'7"

Bedroom One
12'11" x 11'3"

Ensuite
8'6" x 6'3"

Bedroom Two
12'11" x 12'9"

Bedroom Three / Reception Room
14'9" x 13'10"

Bathroom
10'0" x 6'3"

Garage
16'11" x 15'3"
Remote controlled up and over door. Power and light.

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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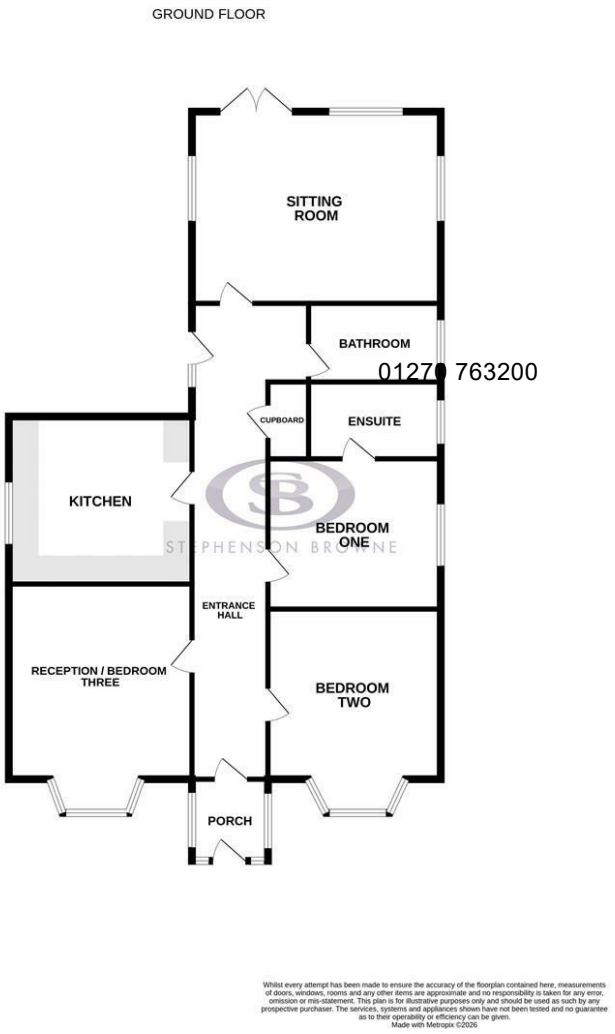
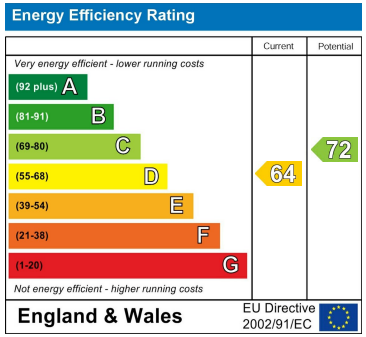
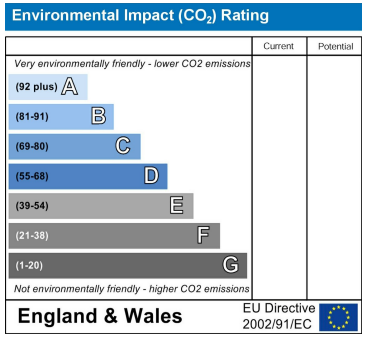
Floorplans



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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