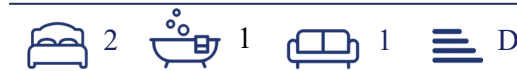




STEPHENSON BROWNE

## Victoria Street, Sandbach

CW11 1HB



**Asking Price £350,000**

## DESCRIPTION

This detached bungalow on Victoria Street in Sandbach presents an exceptional opportunity for those seeking a comfortable and versatile living space. With two well-proportioned bedrooms and a modern shower room, this property has been thoughtfully updated to meet contemporary standards while retaining its traditional charm.

The heart of the home is undoubtedly the expansive open plan kitchen, living, and dining area. This inviting space is perfect for entertaining family and friends, featuring elegant French doors that seamlessly connect the indoors with the well-established private rear garden. The garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting gatherings.

The bungalow is set within a mature plot, providing ample off-road parking for several vehicles, along with a detached garage for additional storage or hobbies. The layout of the property is flexible, allowing for the possibility of using the second bedroom as a reception room, catering to various lifestyle needs, whether you are a retiree, a professional, or a family.

Upon entering, you are greeted by a welcoming entrance hall that leads to the spacious living areas. The utility/boiler room adds practicality to



the home, ensuring that all your needs are met.

Situated within easy walking distance to Sandbach Town Centre, this property combines the convenience of local amenities with the peace of a residential setting. This lovely bungalow truly deserves a viewing to appreciate its potential and the lifestyle it offers.



# ROOM DESCRIPTIONS

## Hallway

12'11" x 7'8"

## Kitchen / Dining / Living Room

23'3" x 12'9"

A range of wall and base units with work surfaces over. Range cooker with extraction hood. Space and plumbing for a washing machine.

## Bedroom One / Lounge

15'7" x 12'4"

Wood burning stove. Dual aspect windows.

## Bedroom Two

12'11" x 10'5"

Fitted wardrobes.

## Shower Room

7'10" x 7'3"

Storage cupboard. Walk-in shower.

## Utility Room

Space and plumbing for a washing machine and tumble dryer.

## General Notes

Combi boiler installed approx. two years ago with new radiators. Hive central heating system.

Floor, wall and ceiling insulation.

Power in the garage.

## 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.









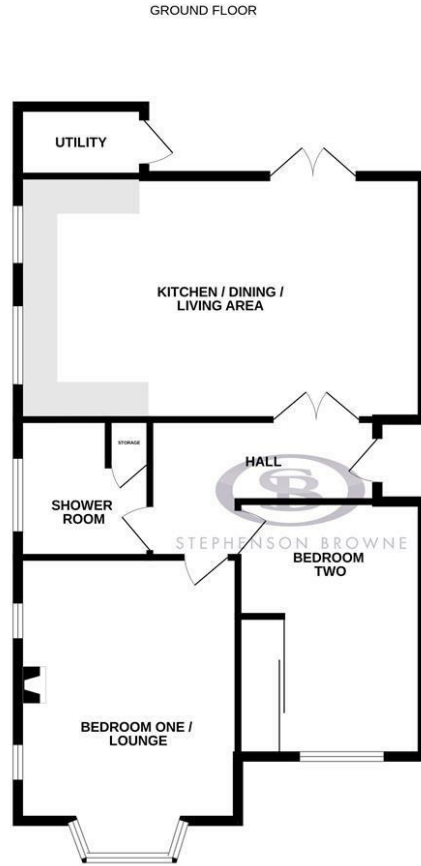


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## **Viewing**

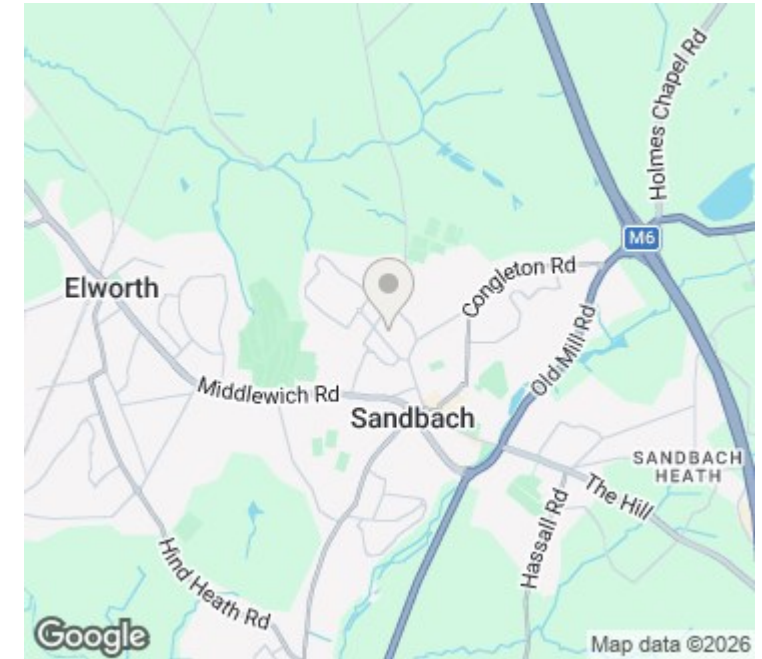
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans

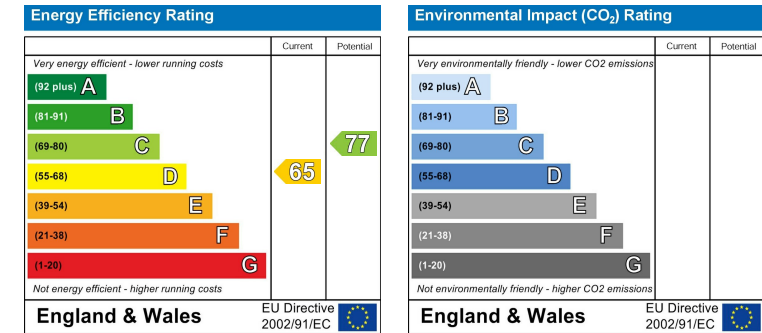


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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

38 High Street, Sandbach, CW11 1AN

01270 763200

sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk



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