

STEPHENSON BROWNE

Cross Lane, Winterley, Sandbach

CW11

ABW

3 1 2

Asking Price £425,000

DESCRIPTION

A Stunningly Refurbished Three-Bedroom Cottage in the Heart of Winterley – Finished to an Exceptional Standard.

An outstanding opportunity to acquire this beautifully transformed three-bedroom cottage, situated along the highly desirable Cross Lane in the charming village of Winterley, Sandbach.

Completely refurbished and thoughtfully reconfigured by the current owner, this impressive home has been brought up to an exceptional standard, seamlessly combining the charm and character of cottage living with the style, comfort and convenience of modern-day living.

From the moment you arrive, the property makes a fantastic first impression. Step inside to discover a grand entrance hall featuring an impressive staircase with elegant balustrade, setting the tone for the quality and attention to detail found throughout.

The accommodation is bright, spacious and beautifully presented, with a high-specification contemporary kitchen and stylishly appointed bathroom. No expense has been spared, with extensive improvements including a complete rewire, a brand-new heating system, new internal doors and flooring throughout.

Externally, the property continues to impress, offering driveway parking, an EV charging point and an extensive garden, providing excellent outdoor space to relax and entertain. Set within a pleasant rural village location, the cottage offers the perfect balance of village charm and everyday convenience.

With its exceptional finish, extensive improvements and the added benefit of NO













ONWARD CHAIN, this is a truly turnkey home ready for its next owners to move straight into and enjoy.

Early viewing is highly recommended to fully appreciate the quality, space and transformation this fantastic home has to offer.













ROOM DESCRIPTIONS

Living Room
11'11" x 10'7"

Kitchen Diner / Family Area
23'8" x 20'0" max

Utility / WC
7'0" x 5'6"

Bedroom One
12'0" x 10'2"

Bedroom Two
11'2" x 7'5"

Bedroom Three
9'2" x 7'3"

Bathroom
8'3" x 5'8"

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 Stephenson Browne?
At Stephenson Browne, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

















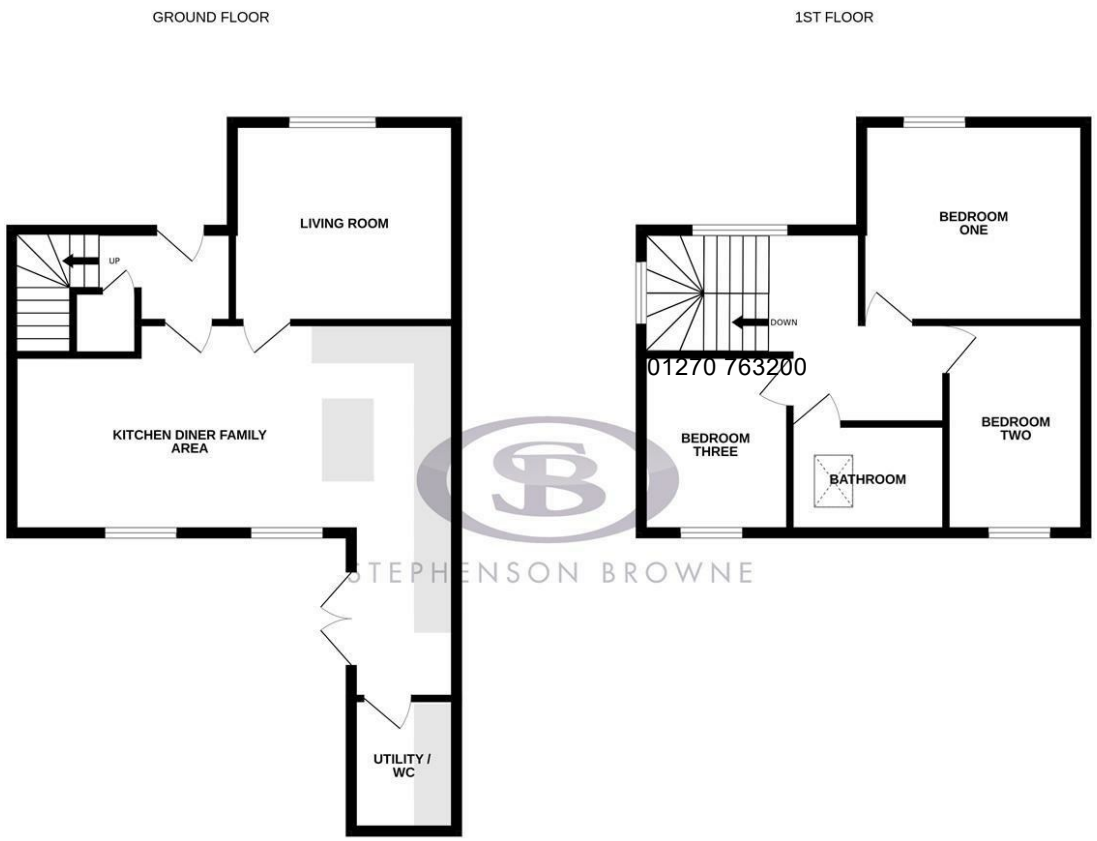








Floorplans



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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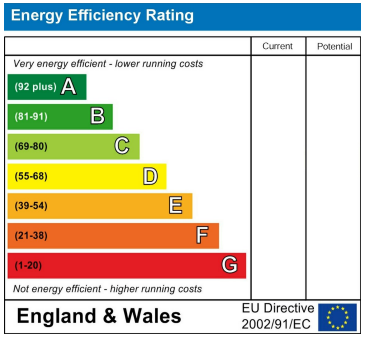
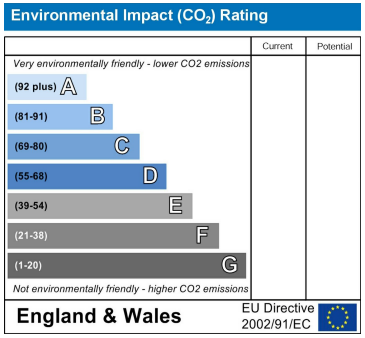
Area Map



EPC Rating





Viewing

Please contact our office using the details provided 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