



STEPHENSON BROWNE



Marriott Road, Sandbach

CW11 3LS



Asking Price £240,000

DESCRIPTION

A beautifully presented two-bedroom semi-detached family home, situated on the ever-popular Marriott Road in Wheelock, a highly sought-after and well-established residential location known for its peaceful surroundings, strong community feel and excellent convenience.

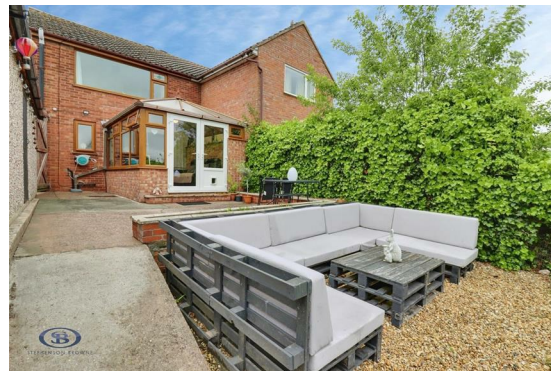
Lovingly improved by the current owners, this spacious home is ready to move straight into and is ideal for families, first-time buyers or those looking to upsize into a well-balanced property with generous indoor and outdoor space.

Occupying a superb plot, the property benefits from a long driveway providing ample off-road parking and leading to an oversized detached garage. To the rear is a standout feature – a private split-level garden offering excellent space and seclusion, with a large lawn, mature hedging and fencing, plus patio and gravel seating areas, ideal for entertaining, relaxing or family enjoyment.

Inside, the accommodation is bright and well-proportioned. A welcoming entrance hall leads to a bay-fronted living room with feature fireplace, creating a warm and comfortable space. The modern fitted kitchen provides excellent storage and opens into a lovely conservatory with exposed brickwork, tiled flooring and French doors opening onto the garden, creating a fantastic second reception space.

The ground floor is completed by a modern three-piece bathroom with vanity storage. To the first floor are two double bedrooms, offering flexible space for family living, home working or guests.

The property has been significantly improved, including replastering, a modern



bathroom, updated central heating system and UPVC double glazing.

A fantastic opportunity to acquire a ready-to-move-into family home in a highly desirable location on Marriott Road, Wheelock.



ROOM DESCRIPTIONS

Living Room

14'3" x 10'1"

Kitchen

11'10" x 8'3"

Sunroom

11'10" x 8'5"

Bathroom

5'7" x 5'5"

Bedroom One

14'4" x 10'4"

Bedroom Two

14'5" x 8'10"

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.

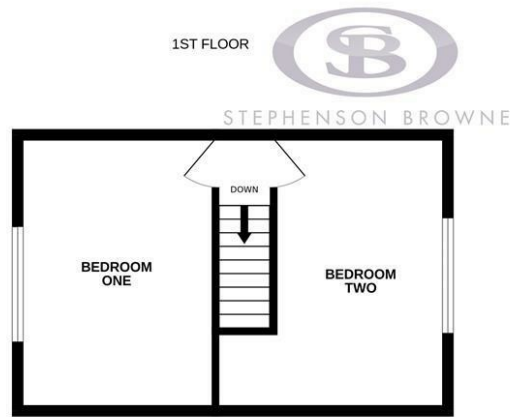
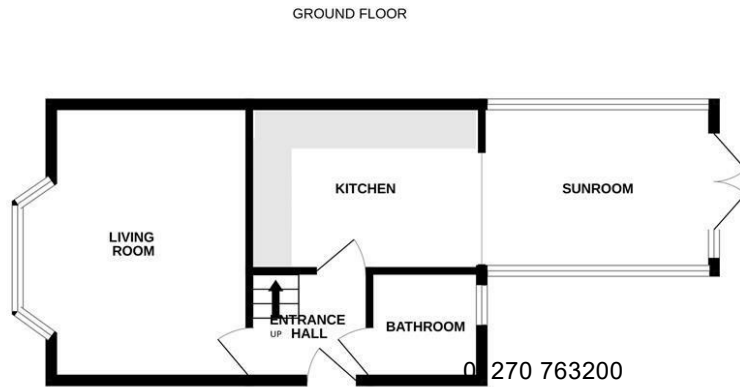
Why Choose SB Sandbach To Sell Your Property?

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.
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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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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www.stephensonbrowne.co.uk