



**2 Victoria Street**

CW11 1HB

**Asking Price £350,000**



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STEPHENSON BROWNE

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.



## **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.



- Multi-Functional Rooms
- Two Double Bedrooms
- Modern Open Plan Kitchen / Living / Dining Area with Separate Utility / Store Room
- Substantial Plot
- Detached Garage
- Driveway Parking
- Private & Enclosed Rear Garden
- Walking Distance to Sandbach Town Centre
- Insulated Walls, Floors & Ceiling
- Refurbished in Recent Years



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with [Measures.co.uk](#)

## Area Map



Energy Efficiency 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			
		83	
		50	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		83	
		50	
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 item; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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