

STEPHENSON BROWNE

Elton Road, Sandbach

CW11 3NE

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Asking Price £300,000

DESCRIPTION

A much-loved and well-maintained traditional three-bedroom semi-detached home, situated on the popular Elton Road in Sandbach. Having been cherished for many years, this spacious property offers generous and versatile accommodation throughout, making it an ideal family home.

The property features two well-proportioned reception rooms, a kitchen/diner and three good-sized bedrooms, with bright bay windows adding character and natural light. The home has been carefully maintained over the years and provides a wonderful opportunity for a new owner to enjoy immediately, whilst also offering scope to personalise and modernise to their own taste.

Externally, the property is complemented by extensive front and rear gardens, with the private enclosed rear garden providing an excellent space for outdoor dining, entertaining and family life. A detached double garage and extensive driveway provides excellent parking and storage.

Located in a popular residential area of Sandbach, this is a spacious and characterful home that has been clearly loved for many years and offers an excellent opportunity for those looking for a traditional family





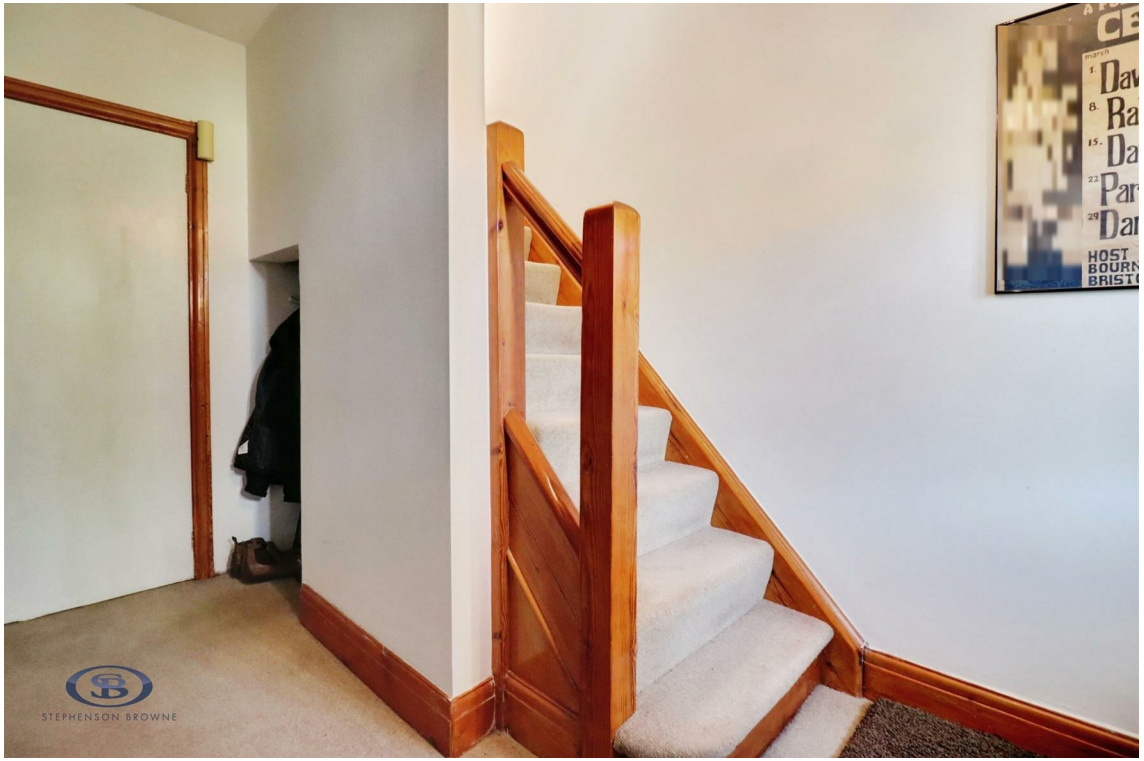








property with generous gardens and substantial accommodation.













ROOM DESCRIPTIONS

Living Room
14'11" x 11'11"

Sitting / Dining Room
21'5" x 10'0"

Kitchen Diner
18'8" x 7'6"

Bedroom One
12'11" x 10'11"

Bedroom Two
10'11" x 10'1"

Bedroom Three
8'0" x 7'10"

Bathroom
7'10" x 6'11"

Double Garage
19'4" x 18'9"

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.

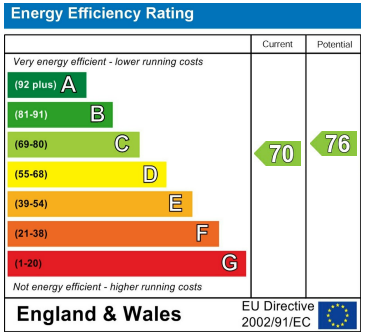
Floorplans

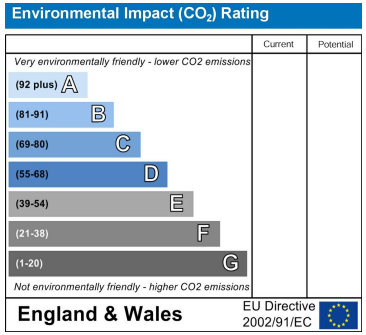


Area Map



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

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