



2A ELM ROAD, MIDDLEWICH, CW10 0AX

OFFERS OVER £325,000



STEPHENSON BROWNE

An extended, detached true bungalow on Elm Road in Middlewich presenting an exceptional opportunity for those seeking a spacious and versatile home. Set on a deceptively substantial plot, the property boasts ample driveway parking for several vehicles, alongside an integral garage, ensuring convenience for families and guests alike.

Upon entering, you will find two inviting reception rooms that offer a perfect space for relaxation and entertaining. The well-appointed kitchen, complete with a separate utility area, provides functionality and ease for daily living. This delightful bungalow features three generously sized double bedrooms, the principal bedroom is equipped with fitted wardrobes, ensuring plenty of storage space. The accommodation is further enhanced by a family bathroom and a separate shower room, catering to the needs of modern living.

The property is complemented by a lovely conservatory that invites natural light and offers a tranquil view of the enclosed yard and expansive lawned garden, ideal for outdoor activities and gatherings. The versatile layout of the rooms allows for various configurations, making it suitable for families, retirees, or anyone looking for a comfortable living space.

Situated in a convenient location, this bungalow is just a short drive from the nearby towns of Sandbach and Winsford, providing easy access to local amenities. Additionally, the picturesque canal walks nearby offer a wonderful opportunity for leisurely strolls and enjoying the natural beauty of the area.

In summary, this delightful bungalow on Elm Road is a rare find, combining spacious living with a prime location. It is perfect for those looking to create a warm and welcoming home in the heart of Middlewich.



**Porch**

6'1" x 4'4"

**Hall**

29'6" x 4'4"

**Living Room**

17'3" x 16'0"

**Kitchen**

10'8" x 10'5"

**Rear Porch**

5'10" x 3'3"

**Utility**

5'7" x 5'1"

**Conservatory**

20'9" x 14'0"

**Bedroom One**

13'5" x 12'4"

**Bedroom Two**

10'10" x 10'8"

**Bedroom Three**

10'10" x 10'9"

**Shower Room**

8'1" x 2'11"

**Bathroom**

10'5" x 6'3"

**Garage**

17'4" x 9'1"

**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.



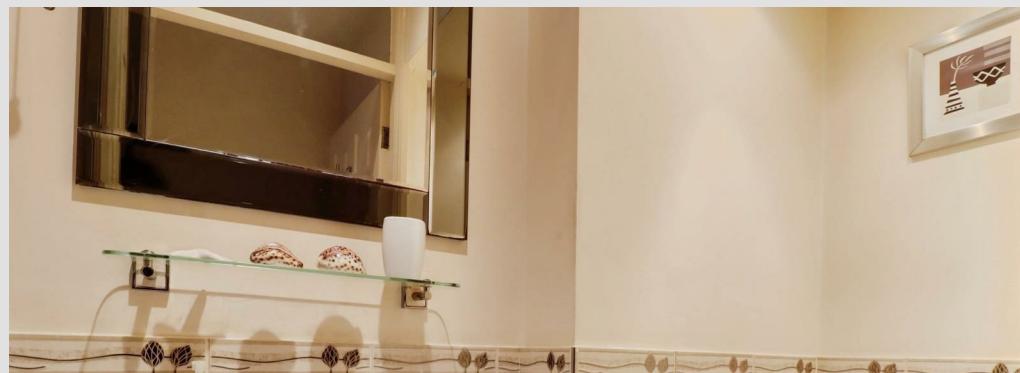
## AML Disclosure

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## Why Choose SB Sandbach To Sell Your Property?

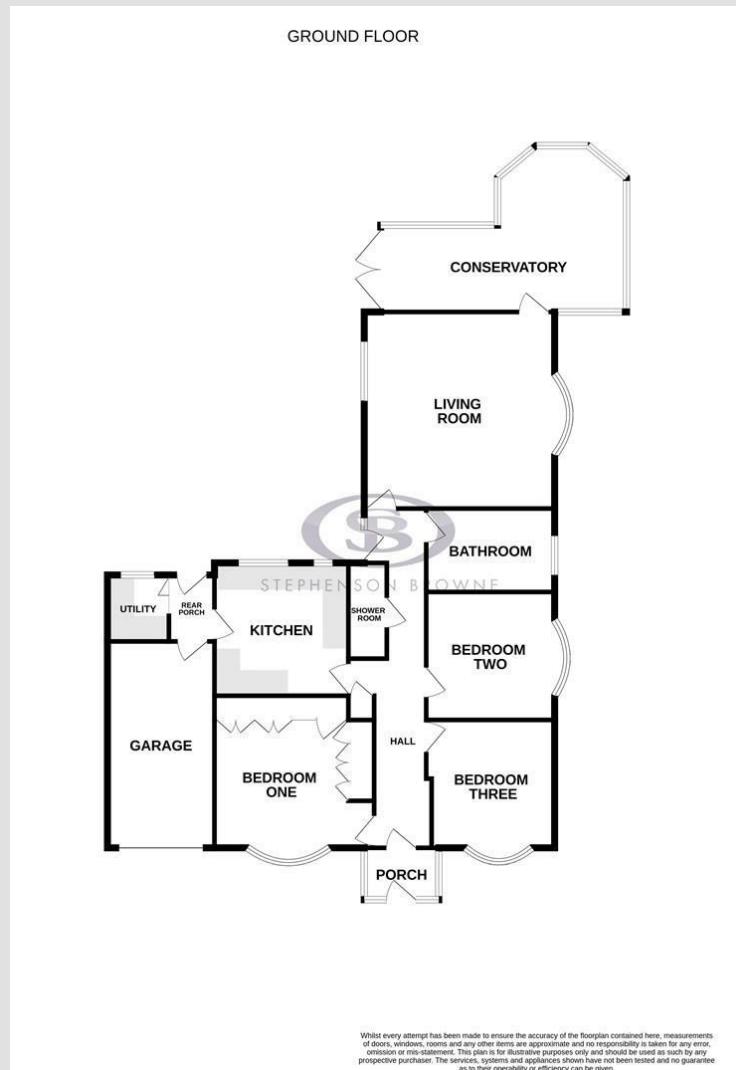
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



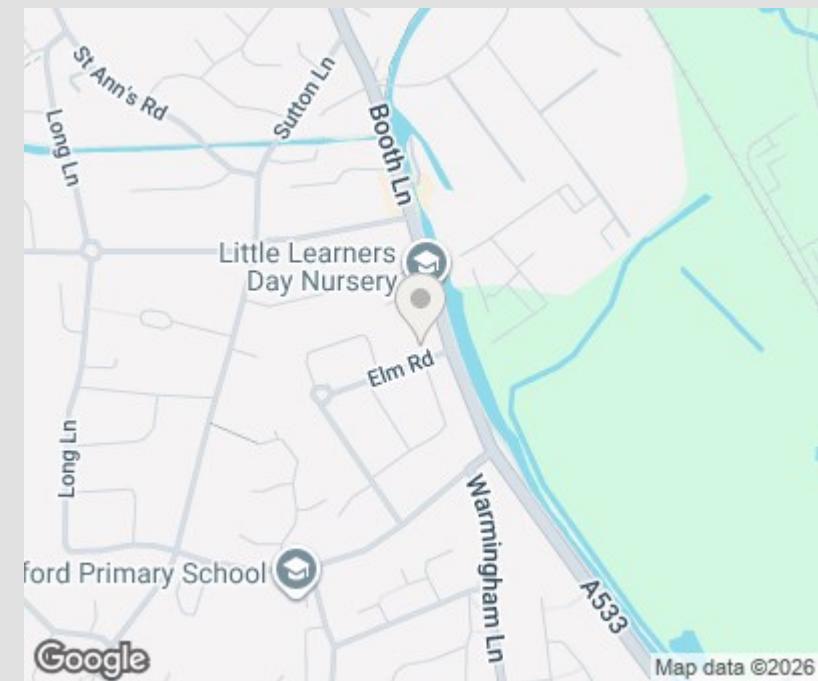




## Floor Plan



## 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		
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		
England & Wales		EU Directive 2002/91/EC

## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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