



STEPHENSON BROWNE

## Bradwall Road, Sandbach

CW11 1GN



**Offers In The Region Of  
£625,000**

## DESCRIPTION

Stephenson Browne are very pleased to offer for sale this substantial period family home, boasting character features and versatile accommodation over two floors.

This Edwardian, four bedroom, detached family home holds on to much of the original character including its original flooring and high ceilings. The large well established corner plot incorporates substantial block paved pathway, detached Garage and a private rear garden.

Internally the accommodation boasts impressive room proportions and the ground floor comprises of; Lounge, Sitting Room, Dining Room, Kitchen/Breakfast Room and a Cloakroom. To the first floor there are Four Bedrooms, with the Master boasting an En-Suite and a Walk-in Wardrobe, and the Family Bathroom.

Externally, the property is set back from the road by a shaped lawn area and block paved pathway, and at the rear is a private garden with access to the Garage and off road parking.

To appreciate the location and everything this lovely home has to offer, a viewing is advised!





# ROOM DESCRIPTIONS

## Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

## Entrance Hallway

UPVC double glazed door and window with stained glass inserts, original Minton tiled flooring, two ceiling light points, smoke alarm, radiator, stairs to the first floor, under-stairs storage cupboard.

## Snug

12'0" x 14'6"

UPVC double glazed bay window to the front elevation, ceiling light point, radiator, TV point, electric fire with marble surround, two wall lights.

## Lounge

12'1" x 22'0"

Two UPVC double glazed windows to the side elevation, UPVC double glazed doors leading out to the garden, four wall lights, radiator, inset log burner with brick fire fireplace and tiled hearth, TV point, two radiators.

## Dining Room

14'5" x 11'0"

UPVC double glazed bay window to the front elevation, ceiling light point, radiator.



### **Kitchen**

17'6" x 12'0"

A good range of wood effect wall and base units with contrasting work-surface over, inset one-and-a-half bowl acrylic sink with mixer tap and drainer, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, space for Range cooker with extractor fan over, tiled surround, tiled flooring, spotlighting, four wall lights, pantry cupboard, radiator, two skylights, UPVC double glazed doors and window to the rear elevation. Open archway into:

### **Breakfast Room**

13'11" x 9'0" to the maximum

Ceiling light point, radiator, two ceiling light points, wood effect laminate flooring.

### **Cloakroom**

3'1" x 5'0"

Low level WC, wall hung wash hand basin, spotlighting, extractor fan, wood effect laminate flooring.

### **Landing**

Two ceiling light points, UPVC double glazed window to the front elevation, access to the loft space, airing cupboard housing the hot water tank, radiator.

### **Bedroom One**

12'0" x 11'1"

UPVC double glazed window to the front elevation, ceiling light point, radiator, TV point.

### **En-Suite**

3'7" x 8'10"

Low level WC, pedestal wash hand basin, fully tiled shower enclosure with electric shower over, tiled flooring, partly tiled walls, ceiling light point, extractor fan, chrome ladder style radiator.

### **Walk-in Wardrobe**

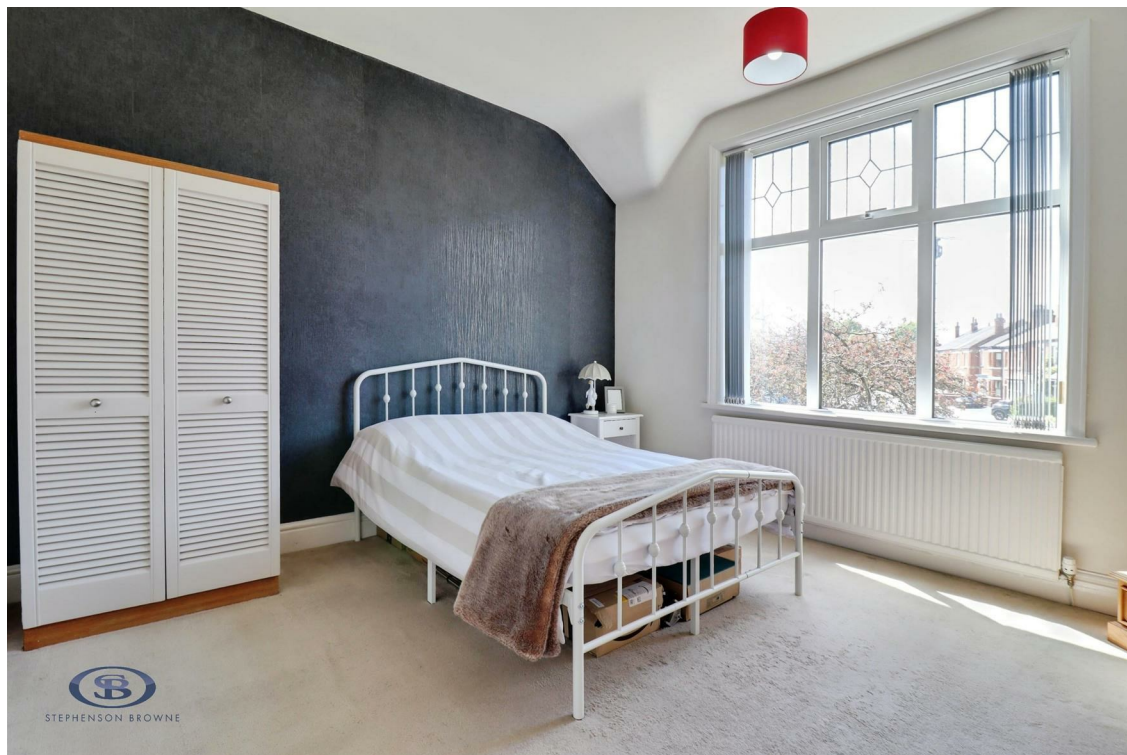
4'7" x 9'0"

Ceiling light point, radiator, cupboard space, shelving, access to loft space.

### **Bedroom Two**

12'6" x 12'2"

UPVC double glazed window to the rear elevation, ceiling light point, radiator.



**Bedroom Three**

11'11" x 12'2"  
UPVC double glazed window to the front elevation, ceiling light point, radiator.

**Bedroom Four**

9'0" x 12'3"  
UPVC double glazed window to the side elevation, ceiling light point, radiator, fitted wardrobes.

**Family Bathroom**

9'4" x 8'6"  
Low level WC, large corner bath, fully tiled walk-in shower with mixer shower over, wash hand basin inset into vanity storage cupboard, partly tiled walls, tiled flooring, chrome ladder style radiator and spiral radiator, extractor fan, UPVC double glazed frosted window to the rear elevation.

**External**

Shaped lawn area, block paved pathway, well stocked flower beds. To the rear, laid to lawn area, fish pond, patio area, driveway with wooden gate.

**Garage**

Up and over door, side door, UPVC double glazed window to the side elevation, power and lighting.



**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.



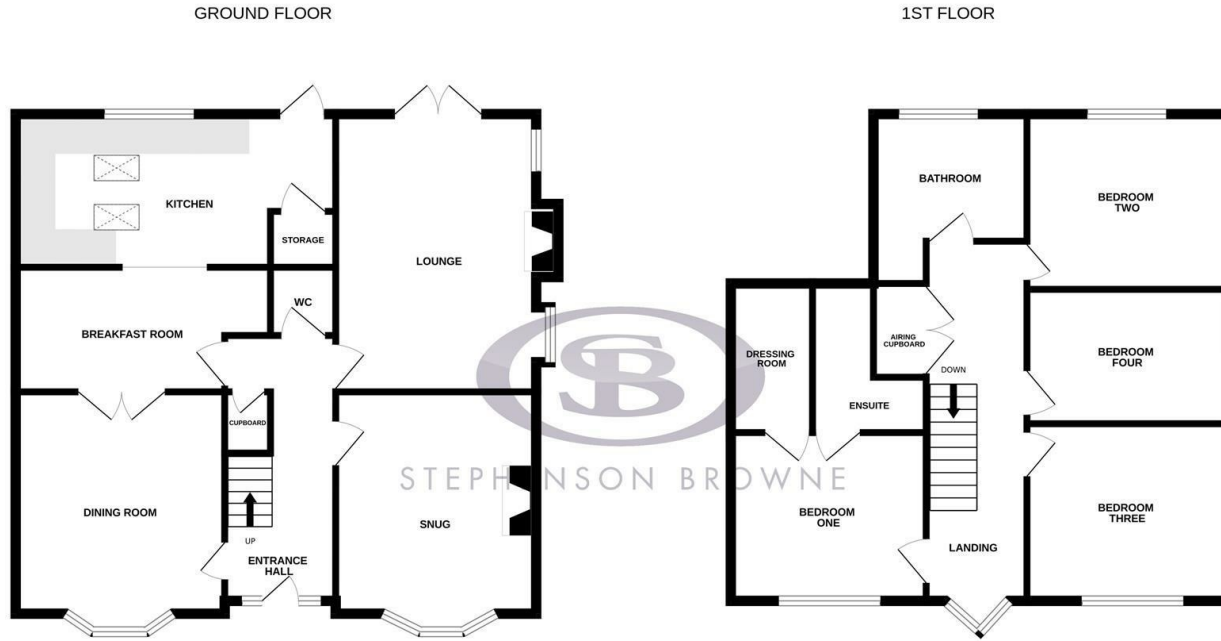


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## **Viewing**

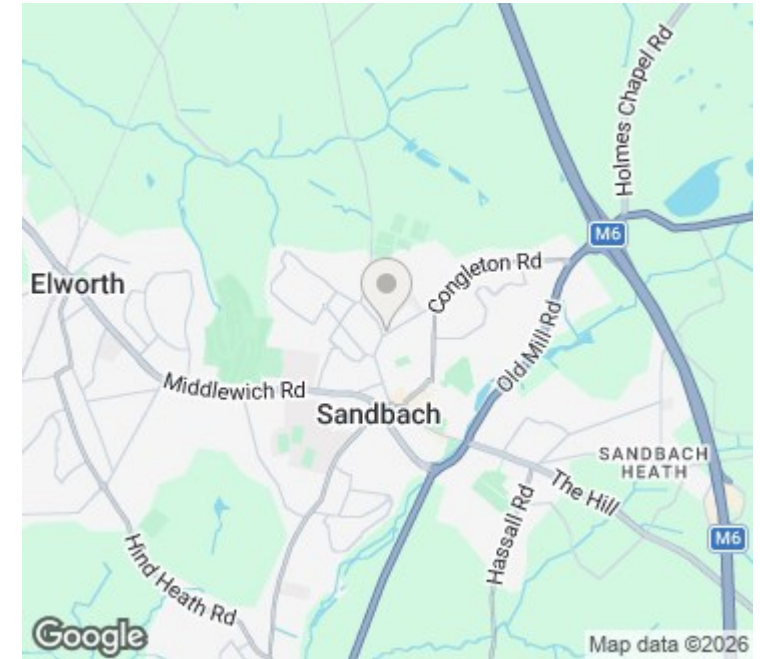
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans

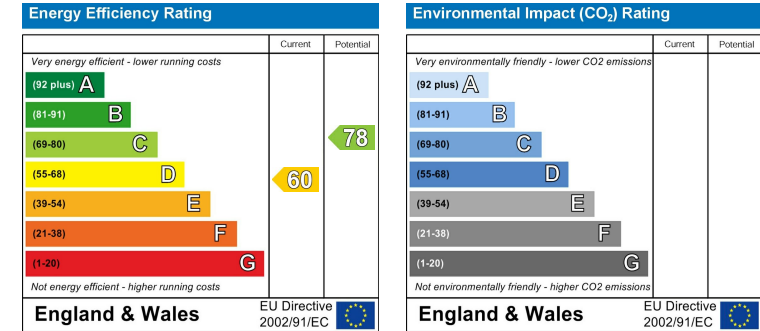


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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38 High Street, Sandbach, CW11 1AN

01270 763200

sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk



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