



STEPHENSON BROWNE

Mulberry Gardens, Elworth, Sandbach

CW11 3GN



Asking Price £240,000

Description

Situated in the highly sought-after area of Elworth, this beautifully presented three-bedroom semi-detached home is an ideal first home or downsizing opportunity, while also being perfectly suited to growing families seeking a convenient yet peaceful location. Offered to the market with no onward chain, the property is within walking distance of Sandbach Railway Station, making it an excellent choice for commuters, whilst also enjoying easy access to picturesque canal-side and rural walks.

The current owners have extensively improved the property throughout, creating a stylish, move-in-ready home. Recent upgrades include a newly installed contemporary kitchen, modern bathroom, updated plumbing, and a new combi boiler, together with new uPVC windows and doors installed in 2025. The home has also been recently redecorated and benefits from new flooring throughout, resulting in a fresh and contemporary finish. Offering useful storage and three well-proportioned bedrooms, the accommodation provides comfortable and versatile living space to suit a variety of buyers.

Externally, the property benefits from driveway parking to the front and a private, enclosed rear garden with new fencing, designed for low maintenance and ideal for relaxing or entertaining. Further practical features include a garden shed with power, providing excellent storage or workshop potential, together with floodlighting to the front, side and rear, enhancing both convenience and security.

Combining stylish modern interiors with a highly desirable location, excellent transport links and countryside on the doorstep, this attractive home offers an outstanding opportunity for first-time buyers, those looking to downsize, and anyone seeking a property that is ready to move straight into.

Early viewing is highly recommended to fully appreciate the quality, improvements and superb location this exceptional home has to offer.



Room Descriptions

Lounge / Diner

14'2" x 12'4"

Kitchen

9'1" x 7'9"

Bedroom One

11'5" x 8'2"

Bedroom Two

10'2" x 7'5"

Bedroom Three

7'4" x 6'6"

Bathroom

6'1" x 5'7"

Tenure

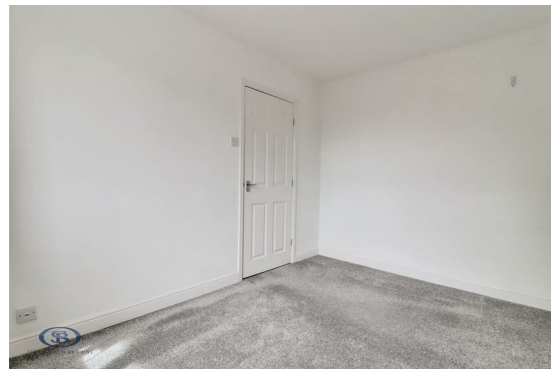
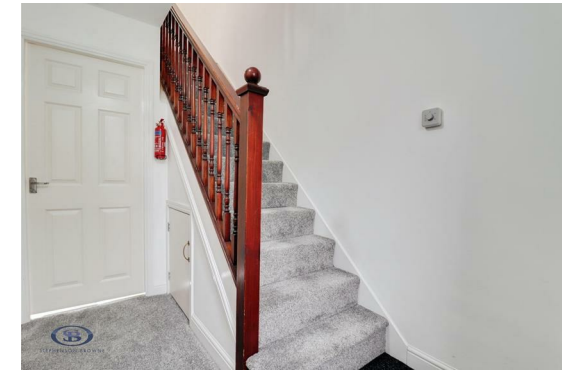
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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?

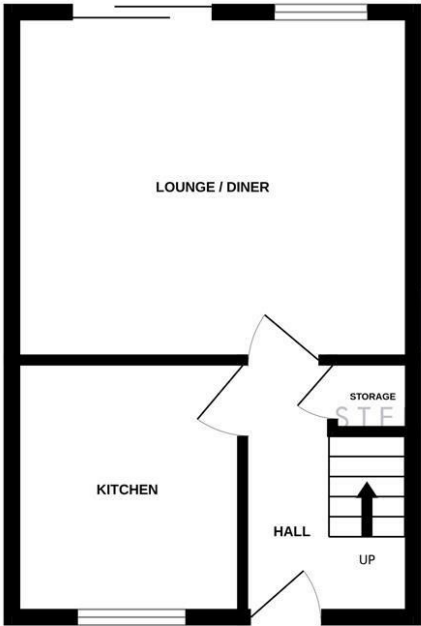
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200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



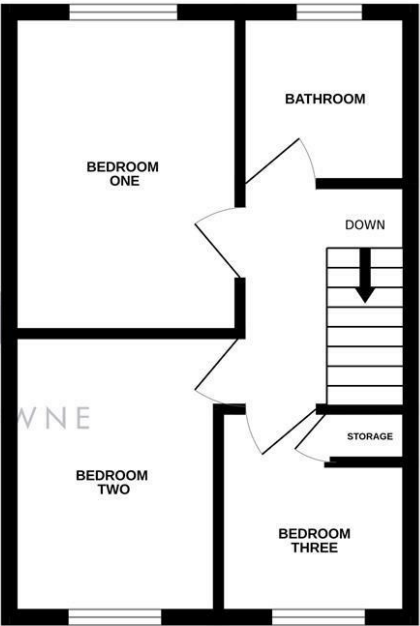


Floorplans

GROUND FLOOR



1ST FLOOR



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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Viewing

Please contact our office using the details provided at the bottom of this 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

Area Map



EPC Rating

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