



STEPHENSON BROWNE

Church Lane, Sandbach

CW11 2LG



Asking Price £365,000



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DESCRIPTION

Mornington, Church Lane, Sandbach Heath – A rare opportunity to acquire a true detached bungalow occupying a generous corner plot in a quiet and sought-after location. Beautifully updated and offering a spacious, flexible layout, this home is ready for immediate occupation while also presenting exciting potential for further development (subject to planning).

The property welcomes you via an L-shaped hallway leading to a bright and airy lounge with a bay window and additional picture window, flooding the space with natural light. A second reception room to the rear offers versatile living space and connects to a refitted kitchen with access to the garden. There are three well-proportioned bedrooms and a modern refitted shower room featuring a walk-in shower.

Externally, the home sits on a substantial plot with gardens to the front, side, and rear, including lawned areas and a patio space ideal for outdoor enjoyment. A large driveway provides ample parking and leads to an oversized tandem garage.

Perfect for those seeking a move-in ready bungalow in a desirable setting, or buyers looking for a project with scope to extend or reconfigure, this property offers the best of both worlds. Ideally positioned within walking distance of Sandbach town centre and benefiting from excellent transport links.

Offered with no onward chain, early viewing is highly recommended.





ROOM DESCRIPTIONS

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.

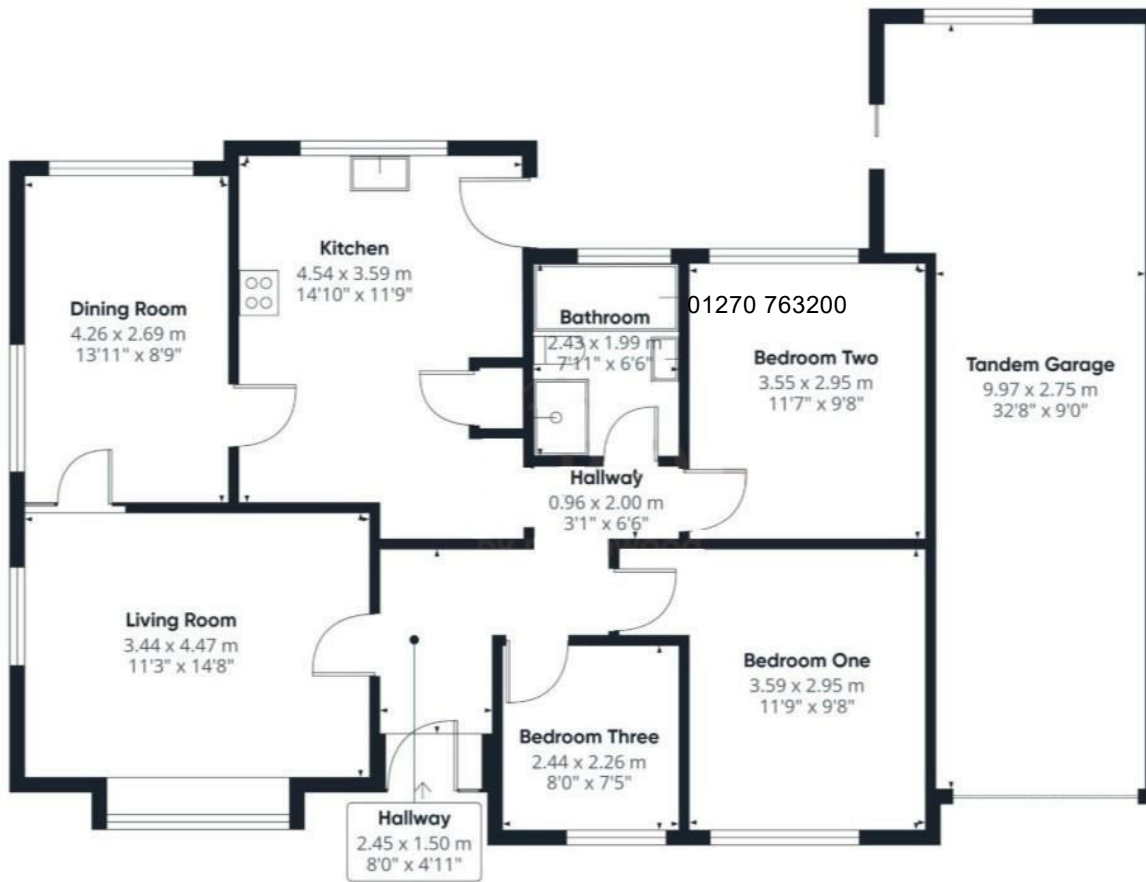
Why Choose SB Sandbach To Sell Your Property?

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.

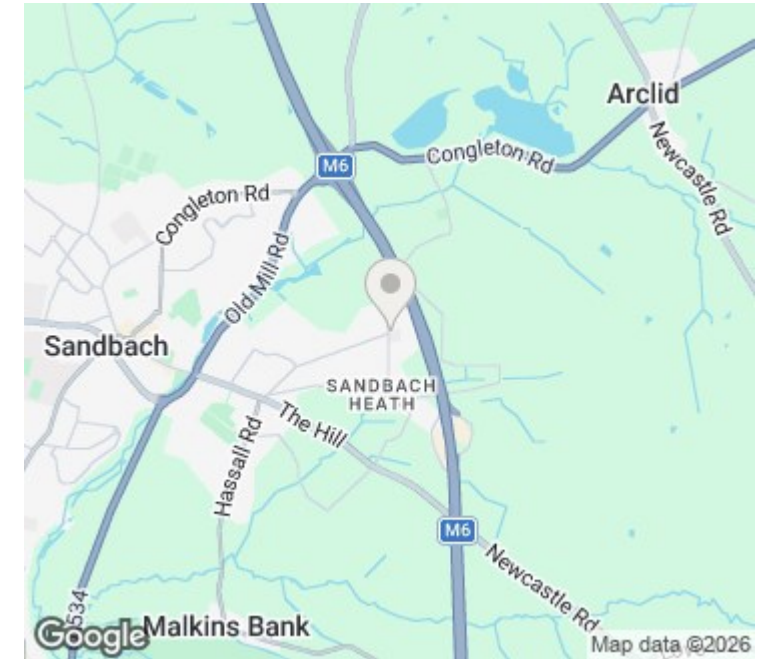




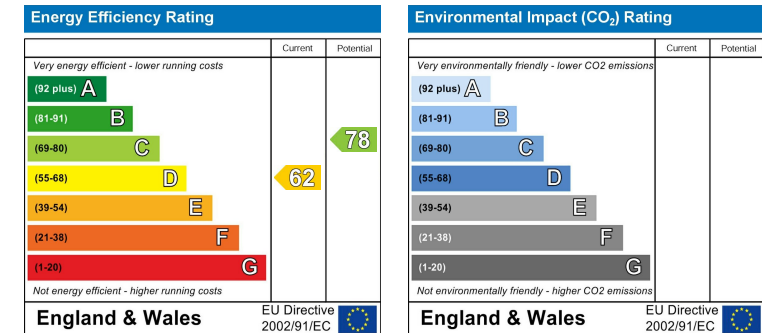
Floorplans



Area Map



EPC Rating



Viewing

Please contact our office using the details provided on the final 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

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www.stephensonbrowne.co.uk