



STEPHENSON BROWNE

## Rose Way, Sandbach

CW11 4AB



**Asking Price £350,000**



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## DESCRIPTION

Competitively priced and positioned in a popular residential location, this well-presented four-bedroom detached family home on Rose Way offers modern living within walking distance of Sandbach town centre.

Overlooking greenspace, the property enjoys an attractive setting and benefits from driveway parking and a private, enclosed low-maintenance garden—ideal for families and outdoor entertaining.

Internally, the home is thoughtfully laid out with two reception rooms, providing flexible living space to suit a variety of needs. The modern fitted kitchen comes complete with integrated appliances, while a useful utility cupboard and ample storage solutions throughout enhance everyday practicality.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with ensuite, alongside a contemporary family bathroom. A convenient downstairs WC completes the accommodation.

Offered as a freehold property with no onward chain, this home presents an excellent opportunity for buyers seeking a smooth move. Perfectly suited as an ideal family home, early viewing is highly recommended to appreciate the space, setting, and convenience on offer.





# ROOM DESCRIPTIONS

## Living Room

18'9" x 14'8"

## Kitchen

15'3" x 9'9"

## Dining Room

15'8" x 8'7"

## Bedroom One

12'6" x 10'9"

## Ensuite

7'9" x 4'10"

## Bedroom Two

11'1" x 9'6"

## Bedroom Three

12'7" x 8'7"

## Bedroom Four

13'3" x 7'2"

## Bathroom

6'7" x 5'6"

## 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?

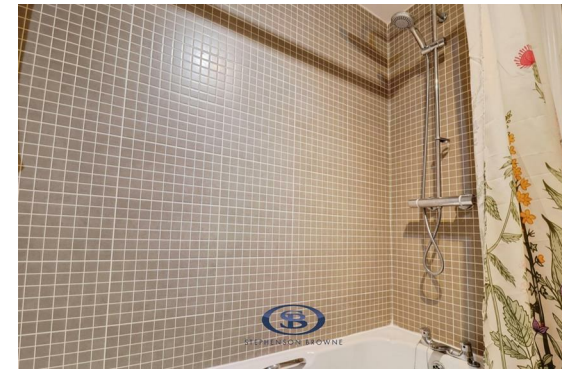
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200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

## Estate Charge

There is an estate charge of approx. £495 per annum.









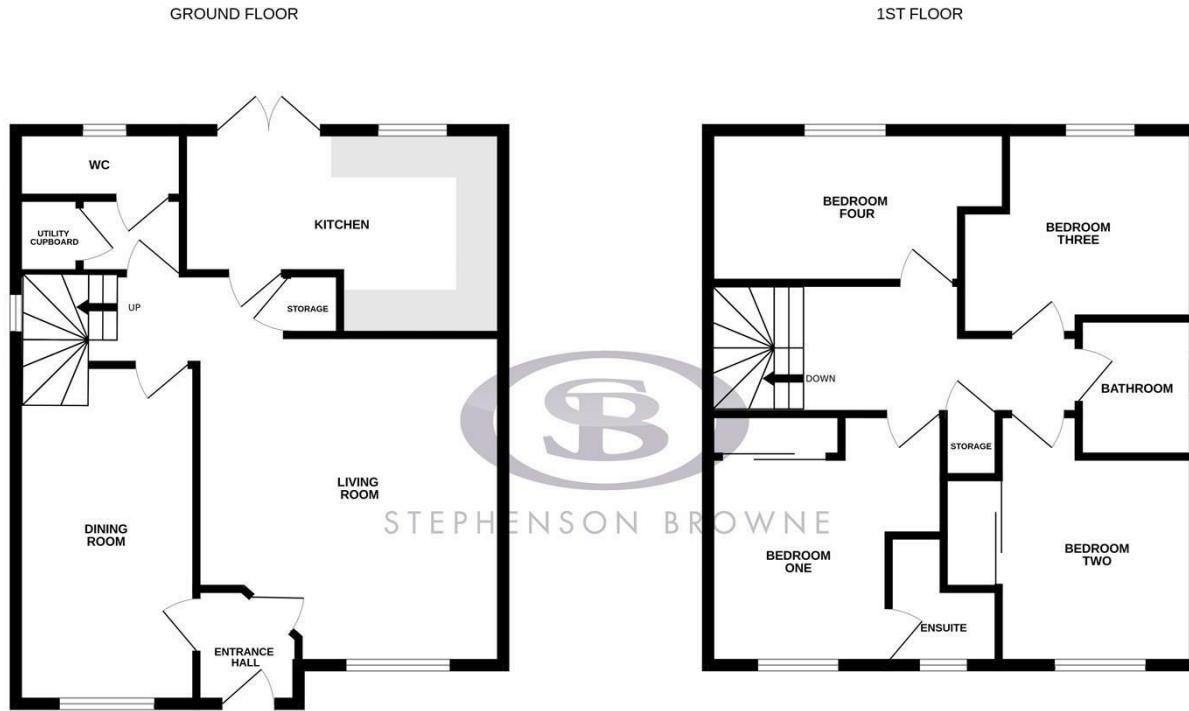


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## **Viewing**

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b> <b>85</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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

38 High Street, Sandbach, CW11 1AN

01270 763200

sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk



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