



STEPHENSON BROWNE

## Crewe Road, Sandbach

CW11 3RJ



Offers In The Region Of  
£230,000



STEPHENSON BROWNE

## DESCRIPTION

A rare opportunity to acquire a charming period cottage in a highly sought-after location on Crewe Road, Wheelock, Sandbach. Nestled alongside the peaceful Trent and Mersey Canal, this delightful two-bedroom end-terrace home offers a perfect blend of character, space, and setting.

Beautifully presented throughout, the property boasts a welcoming and spacious lounge featuring an exposed brick fireplace with a log burner and original pine flooring, creating a warm and inviting atmosphere. A separate dining room continues the characterful theme with exposed floorboards and leads through to a well-equipped kitchen, offering a range of units, space for essential appliances, and access to the garden via a traditional stable door.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom, along with a modern shower room.

Externally, the home sits on an impressive plot, benefiting from a sweeping driveway providing ample off-road parking for multiple vehicles. The enclosed rear garden is low maintenance, ideal for relaxing or entertaining, while the surrounding area offers scenic walks, open fields, and immediate access to the canal.

Further benefits include no onward chain, council tax band A, and a fantastic position close to local amenities and transport links.

Early viewing is highly recommended to fully appreciate the charm, character, and unique location this wonderful home has to offer.





# ROOM DESCRIPTIONS

## Lounge

13'11" x 12'11"

## Dining Room

11'11" x 12'10"

## Kitchen

6'8" x 21'8"

## Landing

Ceiling light point, access to loft space, storage cupboard housing gas combination boiler.

## Bedroom One

9'8" x 12'8"

## Bedroom Two

8'3" x 5'8"

## Shower Room

4'9" x 5'4"

## 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.

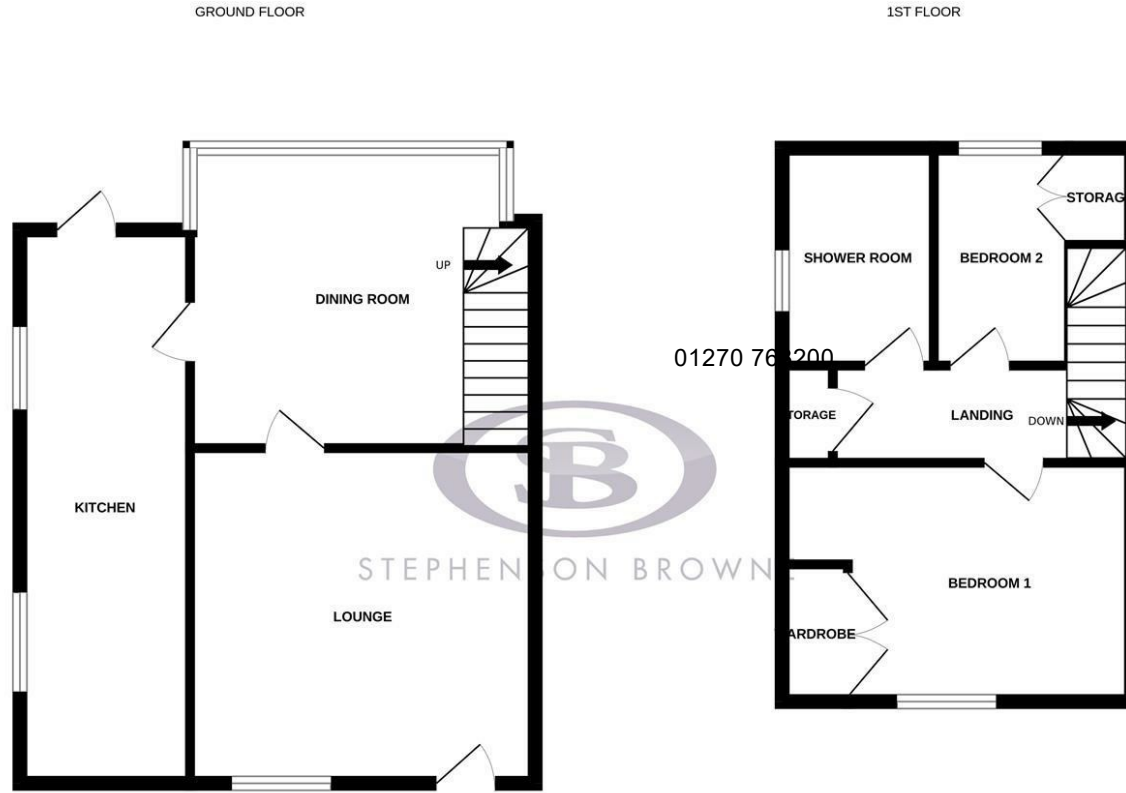
## Why Choose SB Sandbach To Sell Your Property?

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



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>55</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
		<b>83</b>	

# 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**