



36 Princess Drive

CW11 1BP

Offers Over £225,000



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STEPHENSON BROWNE

This delightful semi-detached bungalow on Princess Drive in Sandbach offers a perfect blend of comfort and convenience. With two spacious reception areas, this property is ideal for both relaxation and entertaining. The two well-proportioned bedrooms provide ample space for restful nights, while the modern bathroom ensures your daily routines are met with ease.

The heart of the home is undoubtedly the open plan kitchen, dining, and living area, which creates a warm and inviting atmosphere for family gatherings or quiet evenings in. Natural light floods the space, thanks to the double glazing throughout, enhancing the overall appeal of this lovely bungalow.

Parking will never be an issue here, as the extensive driveway can accommodate several vehicles, making it perfect for families or those who enjoy hosting guests. The front garden adds to the property's curb appeal, while the detached garage offers additional storage or workshop space.

To the rear, you will find a private and enclosed garden, providing a tranquil retreat for outdoor activities or simply enjoying the fresh air. This bungalow is conveniently located within walking distance to Sandbach Town Centre, where you can explore a variety of shops, cafes, and local amenities.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer, downsizing, or seeking a peaceful retreat, this bungalow is a wonderful opportunity not to be missed.



Entrance Vestibule

4'4" x 3'3"

Living Room

15'7" x 10'10"

Bay window.

Inner Hall

5'8" x 2'8"

Loft access.

Bedroom One

12'1" x 9'6"

Wardrobes included.

Bedroom Two / Study

13'0" x 9'4" max

Built-in storage cupboard.

Kitchen

9'5" x 8'1"

A range of wall and base units. Oven and hob with extraction hood above. Space for a fridge / freezer. Freestanding washing machine.

Dining / Living Area (Conservatory)

18'5" x 8'7"

Bathroom

6'0" x 5'6"

Garage

18'10" x 8'4"

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.

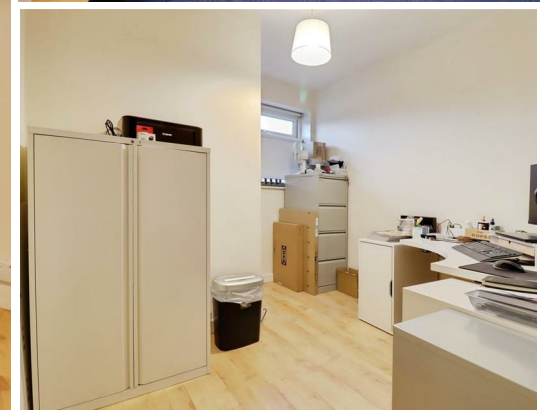
Why Choose SB Sandbach To Sell Your Property?

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.

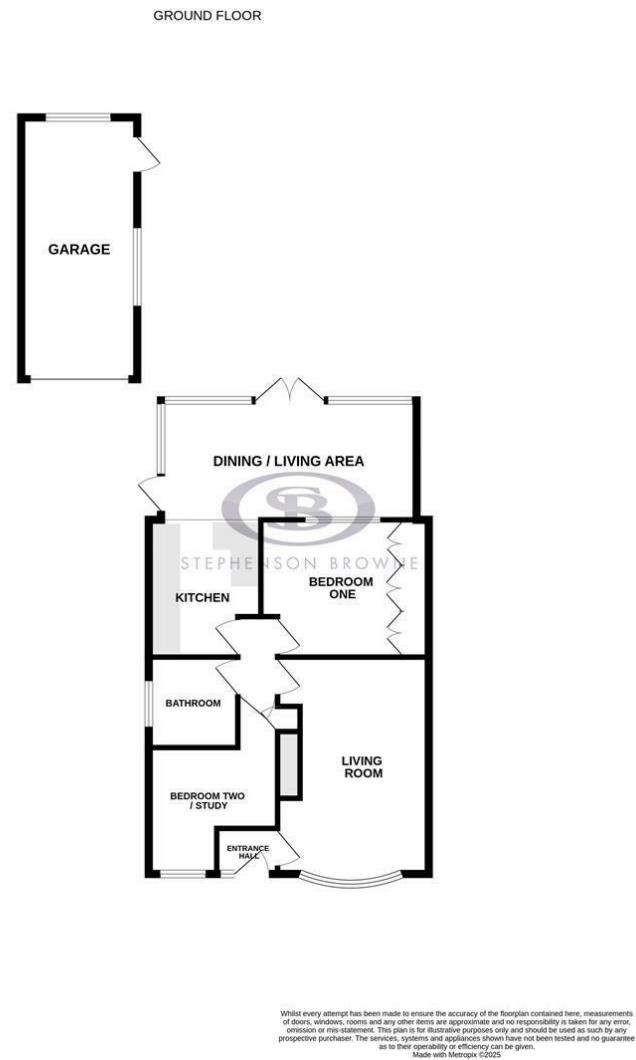


- Spacious True Semi-Detached Bungalow
- Two Bedrooms
- Open Plan Kitchen / Dining / Living Area
- Private & Enclosed Rear Garden
- Extensive Driveway
- Detached Garage
- Double Glazing
- No Chain
- Front Garden
- Walking Distance to Sandbach Town Centre

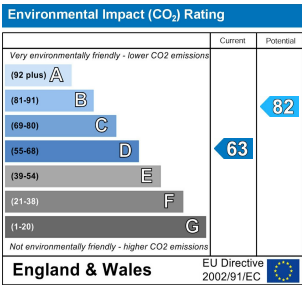
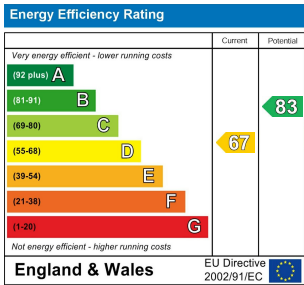




Floor Plan



Area Map



Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64