



4 VICTORIA STREET, SANDBACH, CW11 1HB

OFFERS IN THE REGION OF £350,000



STEPHENSON BROWNE

This delightful two-bedroom detached bungalow on Victoria Street offers a perfect blend of comfort and convenience. Just a short stroll from the town centre, residents will find themselves within easy reach of a variety of amenities, making daily life both enjoyable and practical.

You are welcomed into a bright living room that boasts dual aspect windows, allowing natural light to flood the space. The separate kitchen diner is equally inviting, providing a wonderful area for family meals and entertaining guests. The bungalow features two generously sized double bedrooms, ensuring ample space for relaxation and rest. A well-appointed bathroom completes the interior layout, catering to all your needs.

One of the standout features of this property is the charming conservatory, which overlooks the beautifully maintained private and enclosed rear garden. This tranquil outdoor space, complete with a pond, is perfect for enjoying peaceful moments or hosting gatherings with friends and family. The extensive driveway offers parking for multiple vehicles, complemented by a detached garage, providing both convenience and security.

With its appealing design and prime location, this bungalow is an ideal choice for those seeking a comfortable home in a friendly community. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents a wonderful opportunity to enjoy a relaxed lifestyle in Sandbach.



Entrance Hall

15'2" x 4'11"

With storage / pantry cupboard. Loft access.

Living Room

11'11" x 11'10"

With dual aspect windows.

Kitchen Diner

12'6" x 11'10"

A range of wall and base units with work surfaces over. Space for a tall freestanding fridge freezer and dishwasher plus plumbing for a freestanding washing machine. Neff four ring gas hob, oven and grill. Extraction hood. uPVC stable door. Space for a generous dining table.

Conservatory

11'9" x 8'6"

With power, lights, and patio doors.

Bedroom One

12'0" x 11'11"

A double bedroom with freestanding wardrobes.

Bedroom Two

12'8" x 9'10"

A double bedroom with freestanding wardrobes.

Bathroom

6'10" x 6'0"

Comprising a walk-in power shower, vanity sink and WC unit. LED demist mirror.

Externally

Driveway parking and garden to the front, detached garage, enclosed rear garden.

Pond. External tap.

Garage

A detached single garage with power.

General Notes

Loft boarded with fitted ladder.

A fully serviced boiler approximately 8 years old.









Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	53
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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