



STEPHENSON BROWNE

**Deans Lane, Elworth,  
Sandbach**  
CW11 3HF



**Offers Over £295,000**



STEPHENSON BROWNE

## DESCRIPTION

A charming period semi-detached home on Deans Lane, offered for sale with no onward chain and brimming with potential. Having been lovingly owned for many years, this characterful property presents an exciting opportunity for buyers seeking a rewarding project.

The ground floor features a spacious open plan living and dining room, ideal for modern family life and entertaining, alongside a kitchen with the benefit of a separate utility area. Upstairs, the property offers a family bathroom, while a convenient downstairs WC adds practicality.

Externally, the gardens are truly exceptional—"extensive" hardly does them justice—providing a rare and generous outdoor space with endless possibilities for landscaping, expansion, or simply enjoying the outdoors. The property also benefits from driveway parking for several vehicles and a detached garage.

Situated in a popular residential location, the home is well placed for access to well-regarded schools and local amenities, making it an attractive option for families and investors alike.

A wonderful period property with huge scope to enhance and add value, early viewing is highly recommended.





# ROOM DESCRIPTIONS

## Entrance Hall

11'11" x 7'6"

## Living Area

15'8" x 10'10"

## Dining Area

11'11" x 10'7"

## Kitchen

9'6" x 7'6"

## Utility

12'8" x 7'9"

## WC

6'2" x 3'10"

## Bedroom One

12'10" x 10'10"

## Bedroom Two

11'11" x 10'10"

## Bedroom Three

7'8" x 6'6"

## Bathroom

7'9" x 6'4"

## 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.









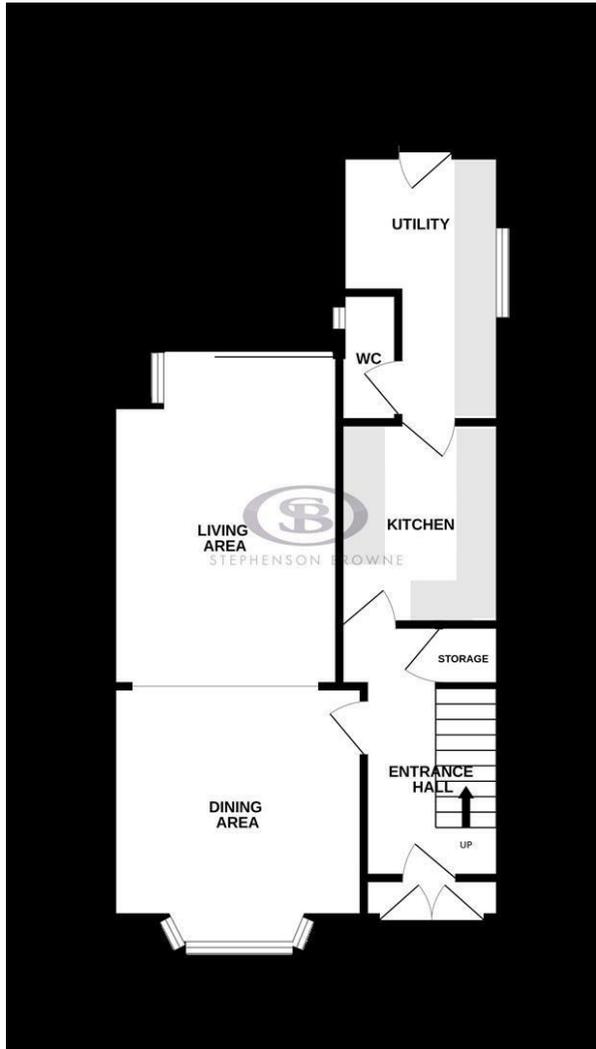


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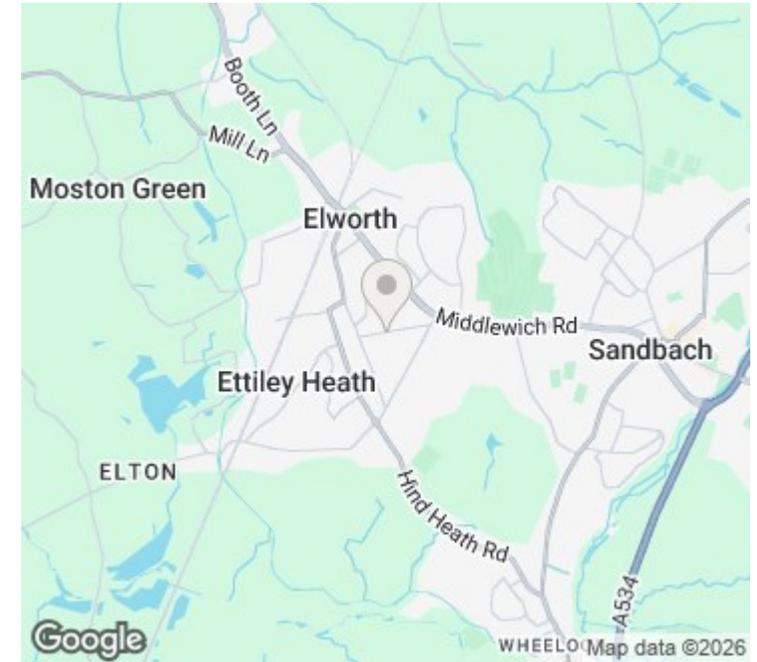
## **Viewing**

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans



# 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>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

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