



5 MARSH GREEN ROAD, SANDBACH, CW11 3BH

ASKING PRICE £280,000



STEPHENSON BROWNE



This characterful semi-detached house on Marsh Green Road in Sandbach presents a wonderful opportunity for those seeking a delightful home with no onward chain. This two-bedroom property boasts a useful hobby or loft room, perfect for a variety of uses, whether it be a study, playroom, or creative space.

The interior of the home has been thoughtfully improved, featuring a new boiler, stylish flooring, and elegant uPVC sash windows that enhance both comfort and aesthetics. The property offers two inviting reception rooms, providing ample space for relaxation and entertaining. A lovely conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

With a well-appointed bathroom, shower room, and a convenient downstairs cloakroom, this home caters to the needs of modern living. Ample storage solutions throughout ensure that every inch of space is utilised effectively.

Externally, the property boasts a landscaped, low-maintenance south-facing garden, ideal for enjoying sunny afternoons or hosting gatherings with family and friends. The location is particularly appealing, being in close proximity to Sandbach station, making commuting a breeze, as well as a nearby children's park and the beautiful open countryside within reach, perfect for leisurely walks and outdoor activities.

This semi-detached house is a rare find, combining period charm with modern conveniences in a desirable location. It is an ideal choice for first-time buyers, small families, or anyone looking to downsize while still enjoying a vibrant community. Do not miss the chance to make this lovely property your new home.





**Entrance Hall**

Understairs storage.

**Lounge**

12'9" x 11'9"

Working coal cast iron fireplace.

**Dining Room**

12'5" x 11'1"

Cast iron feature fireplace. Fitted cupboards.  
Space for a large dining table.

**Kitchen / Breakfast Room**

16'8" x 7'10"

A range of wall and base units with work surfaces over. New oven and combi boiler. Integrated dishwasher. Four ring gas hob with extraction hood above. Space for a fridge / freezer and a breakfast bar or table.

**Conservatory**

9'10" x 9'2"

Power and heating.

**Cloakroom / Utility**

7'6" x 5'6"

Fitted utility and storage cupboard, with space and plumbing for a washing machine and tumble dryer. WC.

**Bedroom One**

12'9" x 11'9"

Cast iron feature fireplace.

**Bedroom Two**

11'1" x 10'9"

Cast iron feature fireplace.

**Bathroom**

7'10" x 6'2"

New shower over bathtub. Heated towel rail.

**Loft / Hobby Room**

15'5" x 14'1"

Two skylights.

**Shower Room**

7'10" x 5'2"

Skylight.





**External**

Externally, the property boasts a low maintenance forecourt at the front, enhancing its curb appeal. A side gate grants easy access to the rear garden, which is a true highlight of this home. The landscaped garden is thoughtfully designed across two levels, facing south to capture the sun throughout the day. This outdoor space is perfect for enjoying the warmer months, with a picturesque seating area at the top of the garden, ideal for unwinding with a book or hosting gatherings with friends and family. Shed included.

**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.











