



STEPHENSON BROWNE

Western Park, Sandbach

CW11 4NW



Offers Over £80,000

Description

Stephenson Browne are pleased to bring to the market this one bedroom well maintained property which sits in a desirable semi-rural location on the outskirts of the highly desirable South Cheshire village of Winterley. An early viewing is recommended. Accompanying this desirable home are a number of notable features some of which include; gas central heating, Air Conditioning, double glazed windows, a built in storage cupboard to the entrance hall, an electric fireplace to the lounge, patio doors to the garden from the lounge, a fitted kitchen incorporating an oven, hob and cooker extractor, a series of built in wardrobes to the double bedroom and white sanitary wear to the shower room. Externally the property benefits from off road parking and an established garden. Viewing is highly recommended to appreciate this property's appealing location, superb order and many attributes.



Room Descriptions

Lounge

11'4" x 10'2"

Kitchen

11'4" x 9'0"

Bedroom

11'4" x 9'7"

Shower Room

7'2" x 4'11"

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.



Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

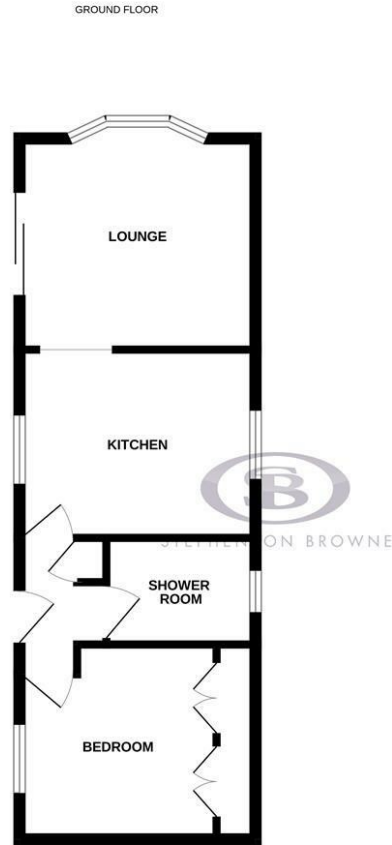


Pitch Fee

The pitch fee is currently £167.40 per month and includes the provision of water.



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

Viewing

Please contact our office using the details provided at the bottom of this 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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