



## 21 Chapelmere Close

CW11 1TB

Asking Price £225,000



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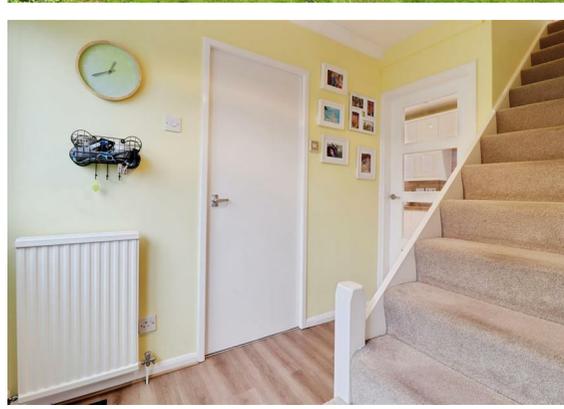
STEPHENSON BROWNE

This charming semi-detached dormer bungalow on Chapelmere Close offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms, upstairs study room, and a stylish bathroom, this property is perfect for first-time buyers or those seeking to downsize.

The heart of the home is a recently modernised kitchen diner, which provides an inviting space for family meals and entertaining guests. The bungalow features a spacious reception room, ideal for relaxation and leisure. The property has been thoughtfully updated, including a new kitchen and bathroom, ensuring a contemporary feel throughout.

Outside, you will find ample driveway parking for several vehicles, along with a detached garage, providing convenience and security for your vehicles. The rear garden is enclosed and designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.

Situated in a popular residential area of Elworth, this bungalow is conveniently located near well-regarded schools and local shops, making it an ideal choice for families and individuals alike. With its modern amenities and prime location, this property presents a wonderful opportunity to create a comfortable home in a sought-after community. Don't miss the chance to make this lovely bungalow your own.



### Lounge

15'7" x 10'6"

### Kitchen Diner

12'9" x 9'9"

### Bathroom

7'10" x 5'5"

### Bedroom One

15'7" x 9'7"

### Bedroom Two

9'11" x 9'9"

### Study

10'8" x 5'5"

With storage cupboard.

### 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.



- Garage
- Ample Driveway Parking
- Private & Enclosed Rear Garden
- Recently Modernised Kitchen Diner & Bathroom
- Two Double Bedrooms Plus Study
- Popular Residential Area in Elworth
- Close to Well Regarded Schools
- No Through Road
- Cul De Sac Location
- Semi Detached Dormer Bungalow





# Floor Plan



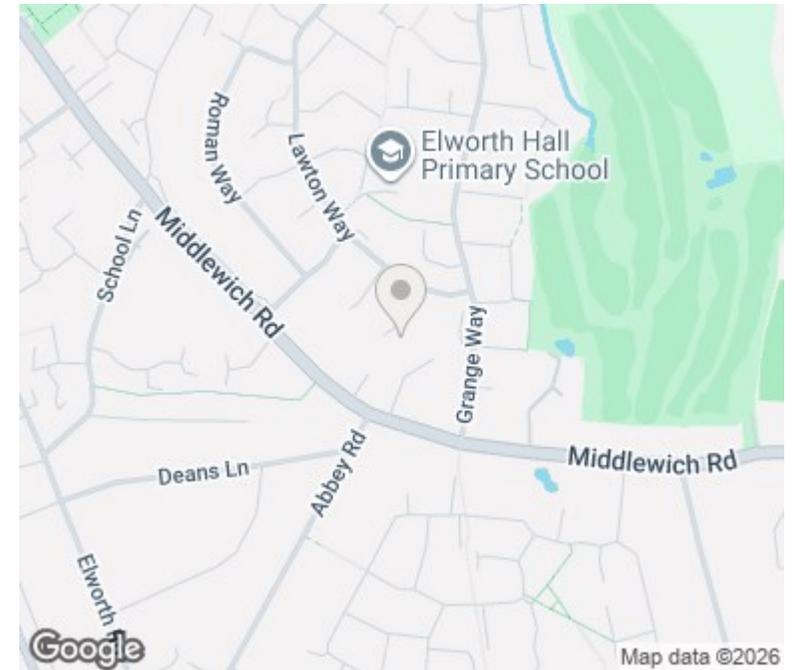
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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

# Area Map



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC | 77        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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