



STEPHENSON BROWNE

Bradwall Road, Sandbach

CW11 1GH



Offers Over £400,000

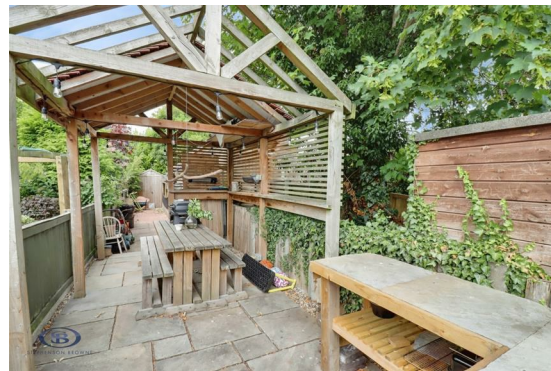
DESCRIPTION

A beautifully presented three-bedroom character property occupying an enviable position on Bradwall Road, within easy walking distance of Sandbach town centre. This attractive period home offers a wealth of charm and character while providing spacious and versatile accommodation, making it an excellent choice for families, couples or those looking for a well-positioned property close to a wide range of amenities.

The accommodation briefly comprises three generously proportioned double bedrooms, two reception rooms providing excellent flexibility for both family living and entertaining, a family bathroom and a useful downstairs WC. The property has also benefited from a recent extension and loft conversion, creating additional living space and enhancing the versatility of the home.

Externally, the property is complemented by driveway parking to the front, while to the rear is an impressive, extensive enclosed garden. The generous garden offers a fantastic degree of privacy and plenty of space for outdoor dining, entertaining and family enjoyment, with excellent potential for those wishing to make the most of the outdoor space.

The location is a particular highlight,



with Sandbach town centre within comfortable walking distance and a variety of shops, cafés, restaurants and everyday amenities close by. The property is also conveniently situated for local schools, making it an appealing option for families. Combining period character with modern improvements, generous accommodation, driveway parking and an extensive rear garden, this is a fantastic opportunity to acquire a characterful home in a highly desirable Sandbach location.

The property is situated within Council Tax Band B.



ROOM DESCRIPTIONS

Sitting Room

11'2" x 11'1"

Kitchen Diner

15'11" x 14'2"

Living Area

14'2" x 11'6"

WC

5'2" x 2'11"

Bedroom One

13'7" x 12'0"

Bedroom Two

14'8" x 11'2"

Bedroom Three

10'6" x 8'6"

Bathroom

10'10" x 6'9"

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.

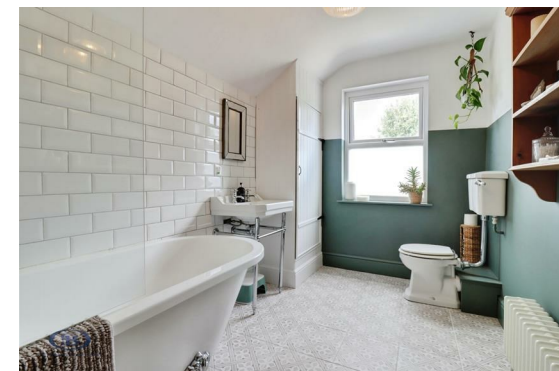
AML Disclosure

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

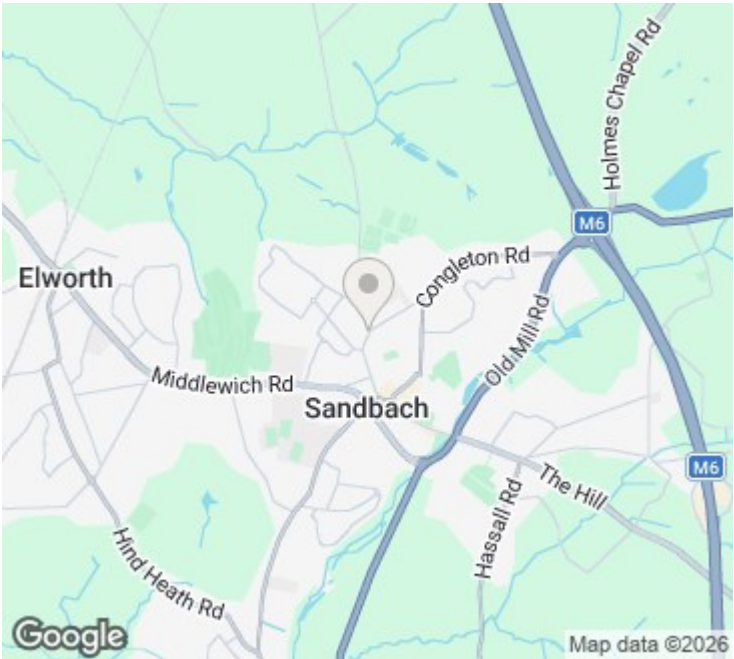
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



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

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