



STEPHENSON BROWNE



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## Elworth Road, Sandbach

CW11 3HQ



£275,000

## Description

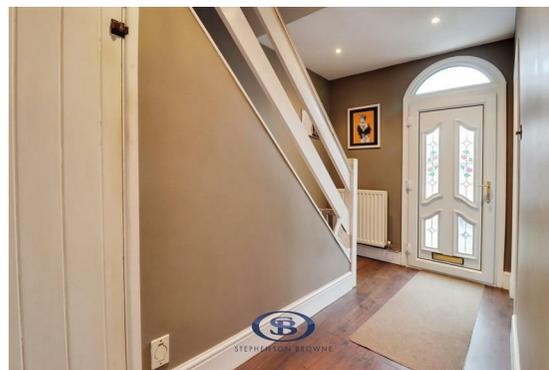
Situated in a popular and well-established residential location, this attractive three-bedroom semi-detached family home on Elworth Road, Sandbach offers generous accommodation, excellent outdoor space and a superb position backing directly onto Gibson Crescent Park.

The property is approached via an extensive driveway providing ample off-road parking and access to a detached garage with power. In addition, there are powered outbuildings comprising a useful utility room, WC and separate store, ideal for modern family living, hobbies or home working.

Internally, the home is well presented and thoughtfully laid out, featuring two spacious reception rooms offering flexible living and dining space or a snug. The kitchen complements the ground floor accommodation, while practical storage cupboards are located on both floors, enhancing everyday convenience.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes. A family bathroom completes the accommodation. Of particular note is the impressive loft space which has been fully insulated, boarded and carpeted, with a fitted ladder, light, power sockets and a Velux skylight, making it ideal for storage or potential future use.

Externally, the rear garden is private, enclosed and designed for low maintenance, making it perfect for families and those who enjoy outdoor living without the upkeep. Gibson Crescent Park provides an excellent extension of outdoor space, ideal for children, dog walking and recreational activities.



The property is conveniently located within walking distance of well-regarded schools, nearby shops and local amenities, making it an ideal choice for families or buyers seeking a well-located home with versatile space and excellent surroundings.



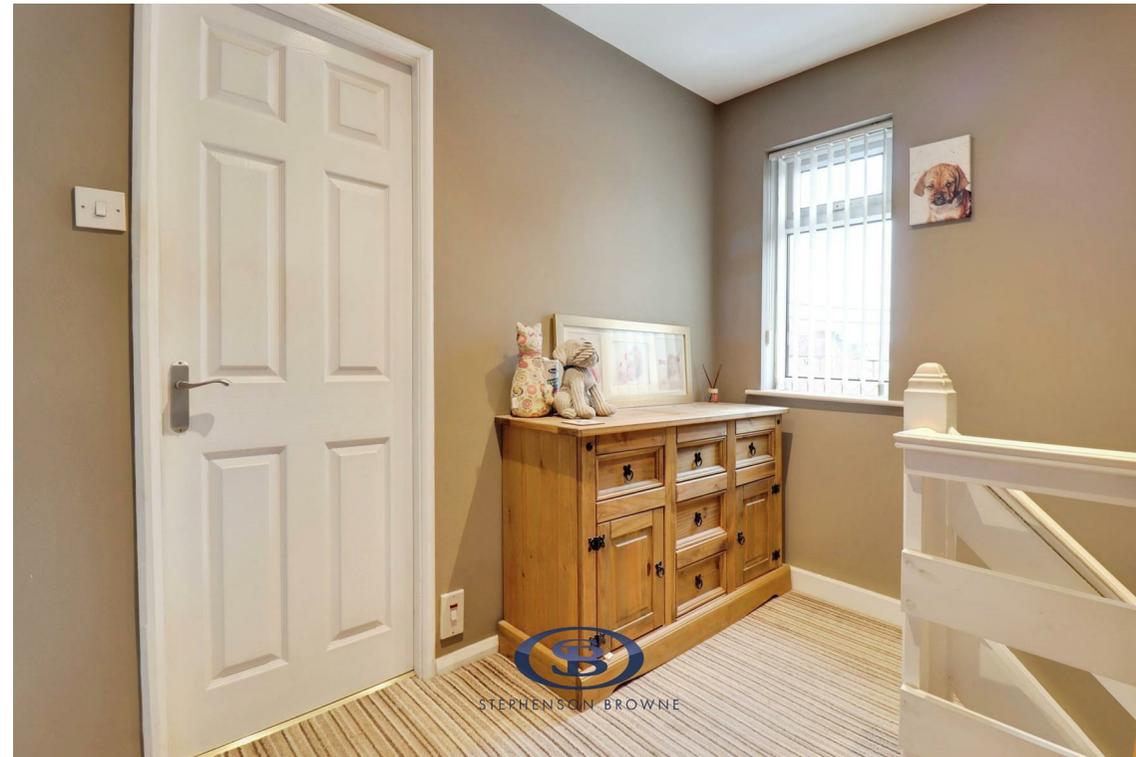
## Viewing

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





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# 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



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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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