



182 Sandbach Road

ST7 3RU

Fixed Asking Price £410,000



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STEPHENSON BROWNE

A sizeable three bedroom link-detached bungalow which backs onto a canal with countryside views to the rear, which features a conservatory and garage and is offered for sale with NO ONWARD CHAIN!

This very well-proportioned home offers a fantastic and rare opportunity to purchase a canal-side bungalow in Rode Heath, occupying a prime position with countryside views to the rear. Having been well-cared for and maintained over the years, this property is ready to move into!

An entrance hallway leads to three generous bedrooms and a four-piece family bathroom, with a kitchen/diner and lounge also accessible. Just off the lounge is the conservatory, offering a light and airy reception rooms with a beautiful outlook towards the canal, a relaxing place to rest and quite literally watch the boats go by! Completing the internal accommodation is a rear hall and utility/dining room, with a separate W/C and integral garage access.

Ample off-road parking for multiple vehicles is provided via a brick-paved driveway to the front of the property, and an integral garage, whilst the rear garden features patio/seating areas and a mainly lawned garden. Another surprise here is the summerhouse, currently used a hobby room with power and lighting, but could suit a number of potential uses!

Situated on Sandbach Road, the property is perfectly placed for the amenities within Rode Heath and Alsager, including being walking distance from the Broughton Arms pub and several shops. Rode Heath Primary School is only a short distance away, whilst walks along the Trent & Mersey Canal and in the surrounding countryside are practically on your doorstep!

A superb and spacious bungalow which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



### Entrance Porch

UPVC double glazed front door.

### Entrance Hall

Laminate flooring, UPVC double glazed door, ceiling light point, radiator, loft access, storage cupboard.

### Lounge

14'2" x 12'4"

Fitted carpet, ceiling light point, radiator, feature fireplace, UPVC double glazed sliding door into;

### Conservatory

12'2" x 11'3"

Tiled flooring, UPVC double glazed windows and door to rear garden, ceiling light point, views over the rear garden towards the canal and countryside.

### Kitchen/Diner

13'7" x 12'4"

Tiled flooring, three UPVC double glazed windows and door leading into the rear hall, downlights, radiator, one and a half bowl stainless steel sink with drainer, integrated double oven, fridge/freezer, dishwasher.

### Bedroom One

10'11" x 9'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

### Bedroom Two

10'11" x 9'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### Bedroom Three

10'11" x 7'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### Bathroom

8'3" x 7'10"

Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, chrome towel radiator, W/C, wash basin with vanity unit, bath, separate shower cubicle.

### Rear Hall

Laminate flooring, ceiling light point, UPVC double glazed front door.

### Garden Room

13'6" x 11'1"

Laminate flooring, three UPVC double glazed windows and rear door, two wall light points, radiator, space and plumbing for appliances, integral garage access.



## **W/C**

Laminate flooring, ceiling light point, W/C, corner wash basin.

## **Garage**

16'9" x 9'0"

Electric roller door, two ceiling strip lights.

## **Outside**

To the front of the property is a sizeable brick paved driveway with gravelled edging, providing ample off road parking for multiple vehicles, whilst the rear garden features patio and seating areas, with a lawn and views to the rear onto the canal.

## **Workshop/Hobby Room**

15'4" x 7'4"

An insulated Workshop/Hobby Room with power and lighting, which would suit a variety of uses!

## **Council Tax Band**

The council tax band for this property is C.

## **NB: Tenure**

We have been advised that the property tenure is **FREEHOLD**, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

## **NB: Copyright**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

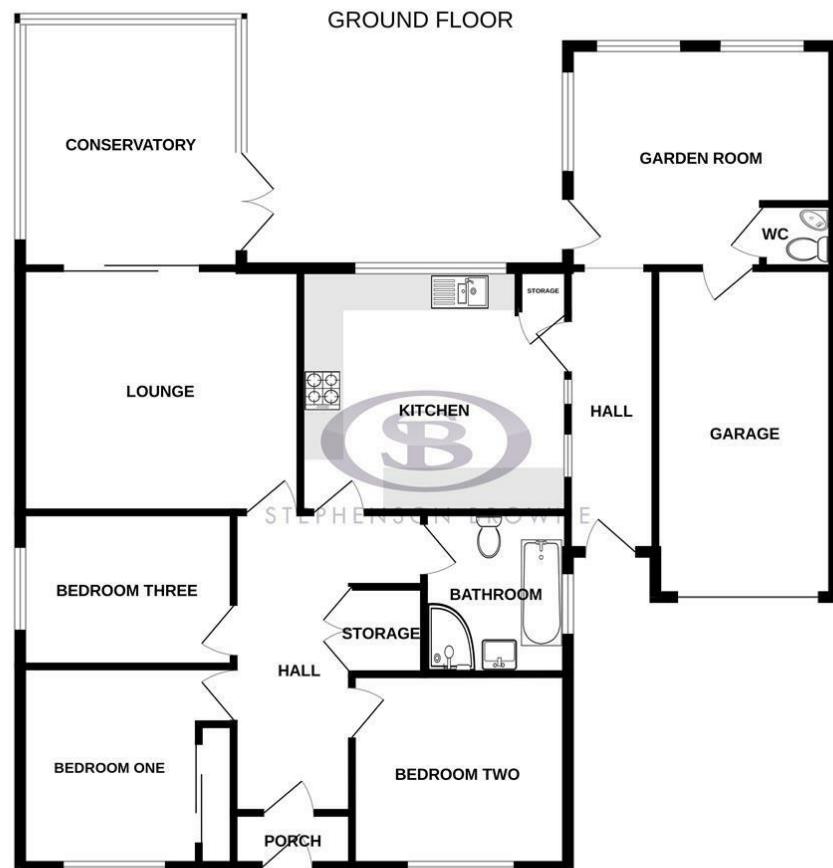
## **Alsager AML Disclosure**

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.





## 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 availability or efficiency can be given.  
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## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) 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		

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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