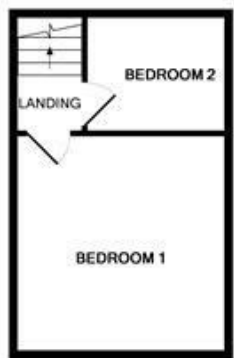




INDEPENDENT ESTATE AGENTS



1ST FLOOR
APPROX. FLOOR
AREA 234 SQ. FT.
(21.7 SQ. M.)

GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ. FT.
(37.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 637 SQ. FT. (59.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metopolis 6/2019

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		
EU Directive 2002/91/EC		
England & Wales		

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

143 Bradwall Road
Sandbach
Cheshire
CW11 1AW

Offers Over £154,950



Average Referral Fee 2018/2019 to Move With Us Ltd. £123.64

38 High Street, Sandbach, CW11 1AN

T: 01270 763200 | F: 01270 759381

E: sandbach@stephensonbrowne.co.uk | W: www.stephensonbrowne.co.uk

ESTATE AGENTS | AUCTIONEERS | VALUERS | LETTINGS | NEW BUILD SPECIALISTS
INDEPENDENT MORTGAGE ADVICE.

This lovely two bedroom cottage property is part of a sought after row within walking distance to Sandbach town centre. They share a well established communal garden to the rear and there is off road parking to the front.

Agents Remarks

Situated along a highly desirable road you will find this quaint home, offering a good deal of character and charm with the advantage of being within walking distance to the town centre and local schools, as well as just a few minutes to the M6 for those who commute. Bradwall Road also leads into nearby countryside, if you follow it from the Rugby Club a number of small lanes and footpaths provide delightful areas to explore.

Internally the accommodation is really quite spacious and well presented throughout. Extended to the rear the accommodation briefly comprises; Lobby, bright and airy Lounge, Dining Kitchen with Velux windows, Bathroom with shower and 2 Bedrooms. UPVc double glazing. Gas central heating.

We certainly feel quite attached to this place already, such a lovely and convenient place to live.

Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

Directions

From our town centre office take the first exit at the roundabout and take the third exit at the second roundabout onto Bradwall Road. Carry straight on at the mini roundabout and bear left staying on Bradwall Road and the property can be found on your left hand side.

SAT NAV: CW11 1AW

ACCOMMODATION

Entrance Porch

Wooden front door with quarry tiled flooring and UPVc double glazed door leading into lounge and leaded window to the side elevation.

Lounge 12'0" x 12'0" (3.68 x 3.68)



UPVc double glazed window to the front elevation. Radiator. TV aerial. Ceiling light point and two wall light points.

Dining Kitchen 19'7" x 12'0" max (5.97 x 3.68 max)



A range of light wooden fronted wall and base units with contrasting work surface over and tiled spalshback. Inset electric oven and four ring gas hob with extractor hood above, inset one and half bowl sink unit with mixer tap. space and plumbing for washing machine, space for further appliances, wall mounted Worcester gas fired central heating combination boiler, natural wood effect flooring, open staircase to the first floor, two radiators, three ceiling light points, two Velux skylights, UPVc double glazed window overlooking the rear garden, UPVc double glazed door to the courtyard and well defined space for a table and chairs.

Bathroom



Panel bath with electric shower over, part tiled walls, pedestal wash hand basin, low level WC, radiator, ceiling light point, UPVc double glazed window, extractor fan, tiled flooring.

FIRST FLOOR

Landing

Ceiling light point, access to loft space.

Bedroom One 12'0" x 12'0" (3.68 x 3.66)



UPVc double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Two 8'5" x 6'7" (2.57 x 2.01)



UPVc double glazed window to the rear elevation, radiator, ceiling light point.

OUTSIDE

Front

Off road parking, hedged boundaries, outside light.

Rear

Private courtyard with paved patio area and walled boundaries, water tap, wrought iron gate leading to:

Communal Garden



Shared by the cottages, the garden is mainly laid to lawn with well stocked borders, paved pathway giving access to Bradwall Road, hedged and walled boundaries.