

STEPHENSON BROWNE

Moss Lane, Elworth, Sandbach

CW11 3JW

3 1 2 C

Offers Over £450,000

DESCRIPTION

Offered for sale with no onward chain, this attractive 1950's detached family home on Moss Lane presents a fantastic opportunity for buyers seeking space, potential and a desirable location. Bursting with opportunity and set within a well-established residential area on the outskirts of town, the property occupies a generous plot with well-maintained gardens to both the front and rear, enjoying open aspects over neighbouring farmland to the rear.

The accommodation is well-proportioned throughout, featuring two grand reception rooms, ideal for both family living and entertaining, along with a kitchen and separate utility room. Upstairs, the home offers comfortable bedrooms served by a family bathroom, while the ground floor benefits from a convenient downstairs WC.

The property has been recently uplifted with new carpets and flooring and has been redecorated throughout, providing a fresh and move-in ready feel while still offering scope for further personalisation.

Additional highlights include driveway parking, a detached garage, and private enclosed rear gardens, perfect for outdoor enjoyment. Internally, the property also boasts fitted wardrobes and ample storage, enhancing its practicality for modern













family life.

Positioned close to Sandbach Station and within a well-regarded area, this home combines convenience with a peaceful setting.

With scope to extend (subject to planning permission) and ehance, this property offers exciting potential to create a truly bespoke forever home. Early internal viewing is highly recommended to fully appreciate everything on offer.













ROOM DESCRIPTIONS

Entrance Hall
Understairs storage cupboard.

Reception One
12'11" x 12'10"

Reception Two
12'10" x 12'4"

Kitchen
9'5" x 7'11"

Utility
6'2" x 4'7"

W C

Bedroom One
12'10" x 12'8"
Fitted wardrobes.

Bedroom Two
12'10" x 10'11"

Bedroom Three
7'11" x 6'7"

Bathroom
Storage cupboard.

Garage
8'6" x 17'8"

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?









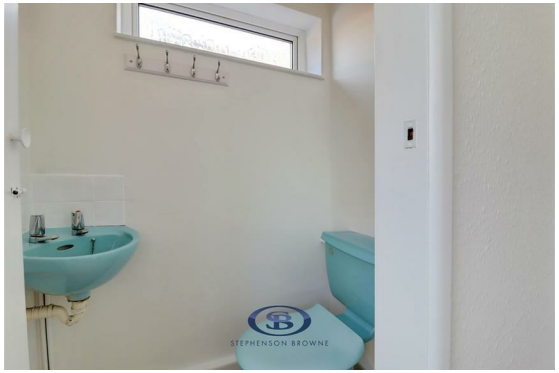




We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.











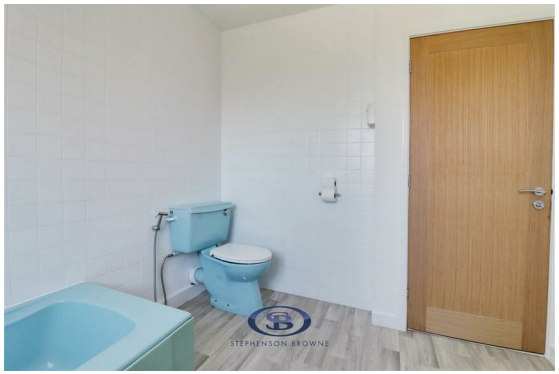



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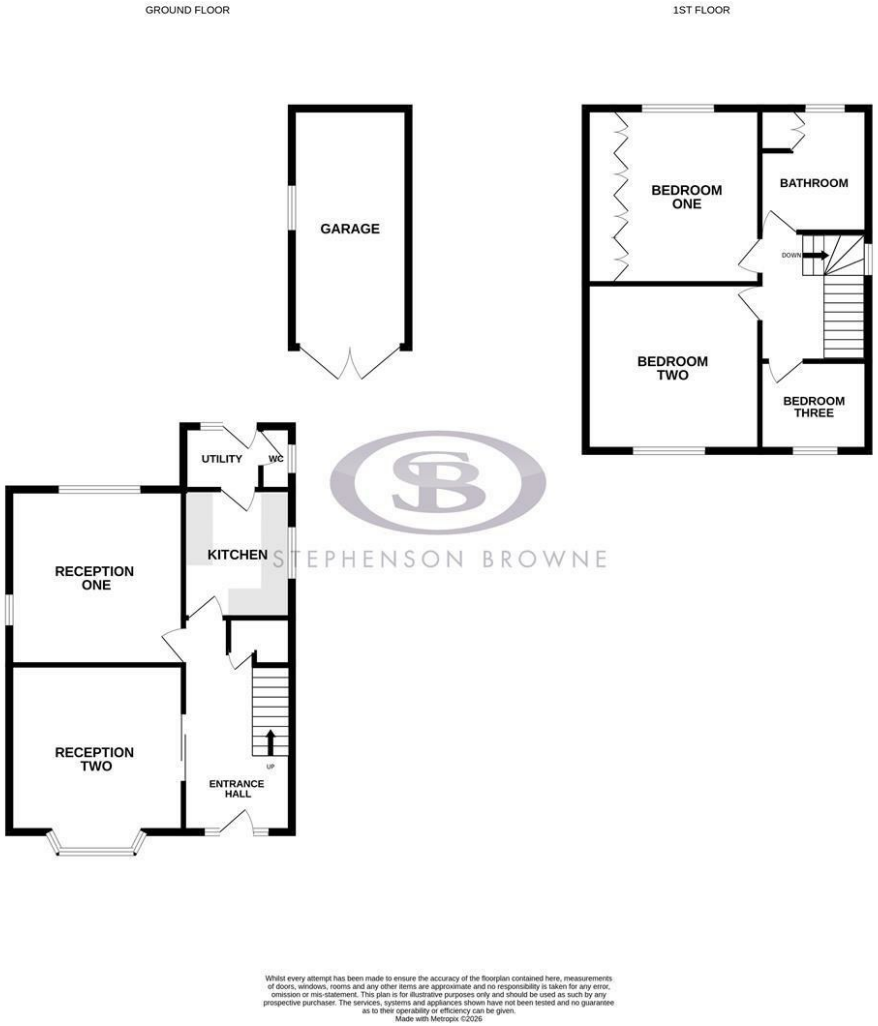


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Viewing

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

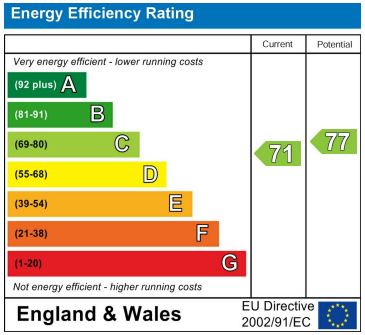
Floorplans

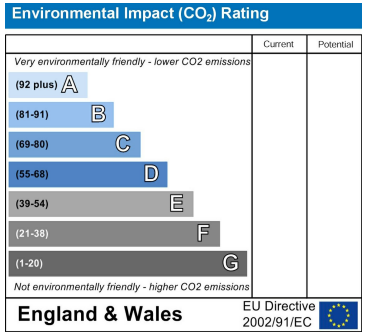


Area Map



EPC Rating





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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