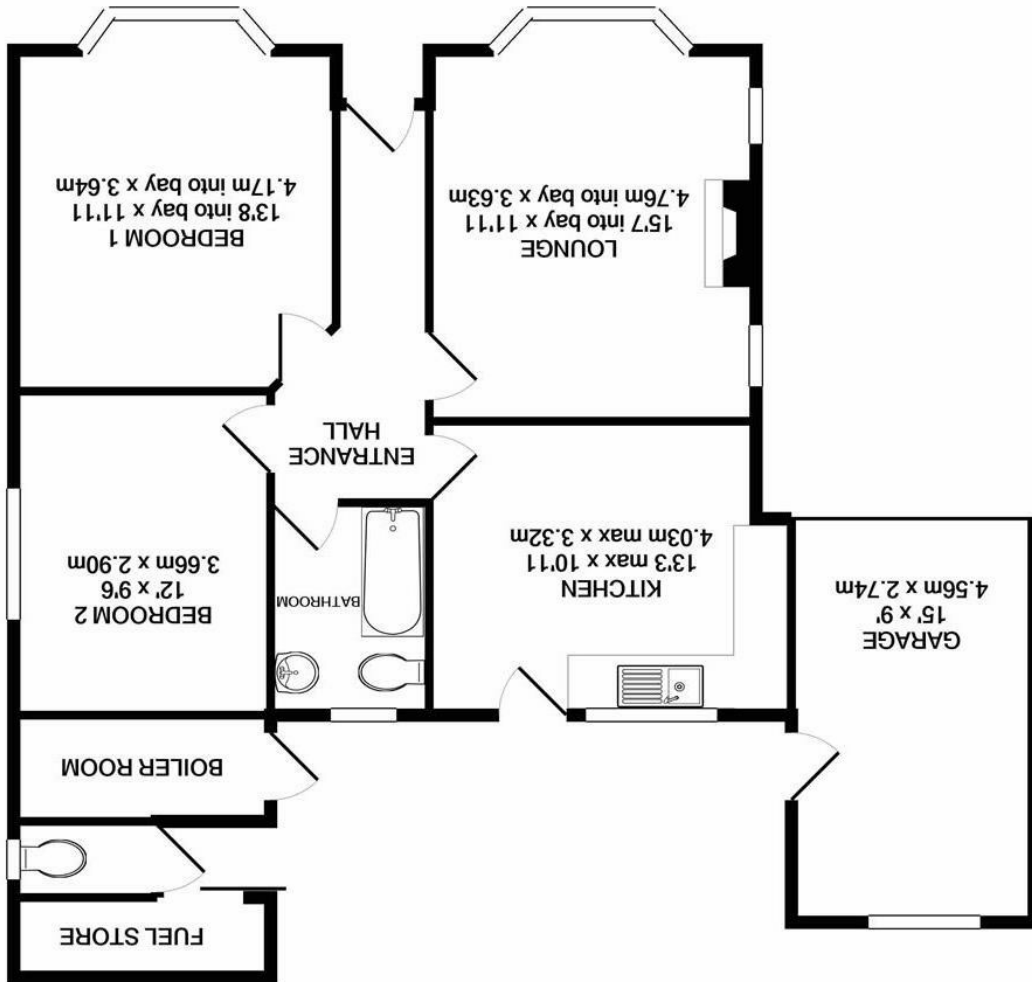


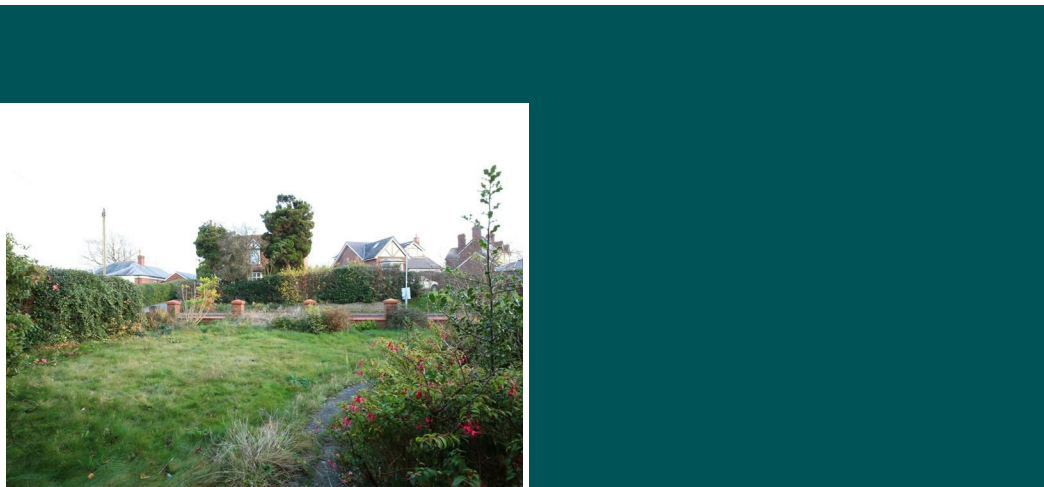
MISREPRESENTATION ACT 1967.
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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www.wrightmarshall.co.uk
 Knutsford@wrightmarshall.co.uk
 T. 01565 621624

TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.6 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
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OFFERS IN THE REGION OF £260,000



157 BRADWALL ROAD

SANDBACH
 CW11 1GP



COUNCIL TAX BAND: D



A charming detached bungalow, occupying a generous mature plot on one of the towns most popular residential roads, requiring a full course of refurbishment, and offering a fantastic opportunity for extension (subject to planning).

DESCRIPTION

157 Bradwall Road is an attractive, two bedroom detached bungalow occupying a superb position on one of the towns most desirable residential roads. The property sits in a very generous plot with ample frontage including a long driveway leading to an attached garage to the side of the house and a wide expanse of mature lawned garden stocked with a wide variety of shrubs. To the rear of the house is a large garden enclosed to all sides by mature hedges backing onto fields with a raised terrace situated to the rear of the house.

The house now requires improvement but would lend itself ideally to a much larger scheme of redevelopment.

Accommodation comprises of:

Lounge: attractive bay window to front to further windows to side and central fireplace.

Kitchen: fitted with a matching range of solid wood cabinets with connection for an electric cooker and single drainer sink unit. Window to side and window to rear door to rear facing patio.

Bedroom One: attractive bay window to front.

Bedroom Two: Window to side.

Bathroom: fitted with a matching white suite comprising a bath pedestal wash handbasin and low-level WC. Window to rear.

Garage: Double doors to front and courtesy door to the rear garden.

Externally: to the front of the property is a lawn garden fronted by an exposed brick dwarf wall with brick pillars and a driveway providing parking for a number of vehicles leading to the garage.

To the rear there is a very generous garden which requires landscaping and is in close to all sides by mature hedges back in directly on to fields.

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.

TENURE

We believe the tenure of the property to be Freehold

SERVICES

We believe the following services to be connected : Gas, electricity . water and mains drainage

VIEWINGS

Strictly by appointment with the agents Knutsford Office: Telephone 01565 621624