



63 Bradwall Road, Sandbach, CW11 1GH

£249,950

holmeschapel@gascoignehalman.co.uk 01477 417000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

63 Bradwall Road

Sandbach

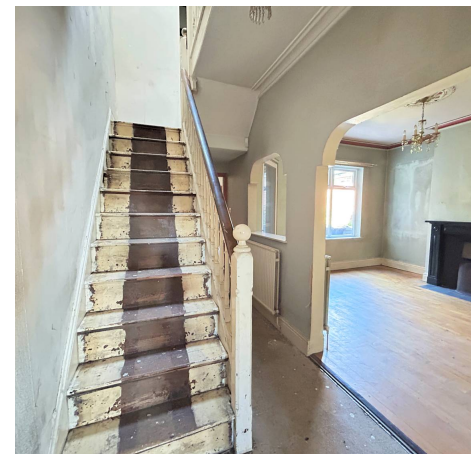
Charming three bed period terrace near Sandbach centre. Two receptions, cellar, office, parking, courtyard. In need of updating throughout. Great potential for families or investors.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

- A period property within easy reach to the centre of Sandbach with all its amenities
- In need of updating throughout - giving the opportunity for a buyer to put their own stamp on a home
- Two reception rooms and a kitchen to the rear
- Access to the cellar from the hallway
- Three large double bedrooms to the first floor along with an office and bathroom
- Parking to the front and an enclosed rear courtyard accessed via the passage way or kitchen
- Side passageway giving access to the rear



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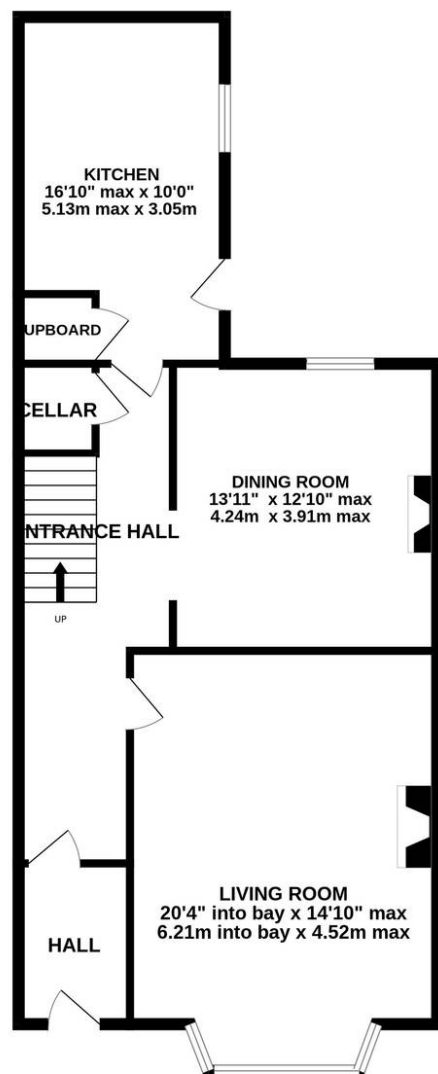
Sandbach

The home is in need of updating throughout, offering the perfect canvas for buyers wishing to put their own stamp on a characterful residence. Stepping inside, you are greeted by a spacious hallway that provides access to the cellar (ideal for storage). The ground floor comprises two well-proportioned reception rooms, each benefiting from high ceilings and period features that enhance the sense of space and light. To the rear, the kitchen offers ample room for redesign and modernisation, with direct access to the rear courtyard via the kitchen or the side passageway.

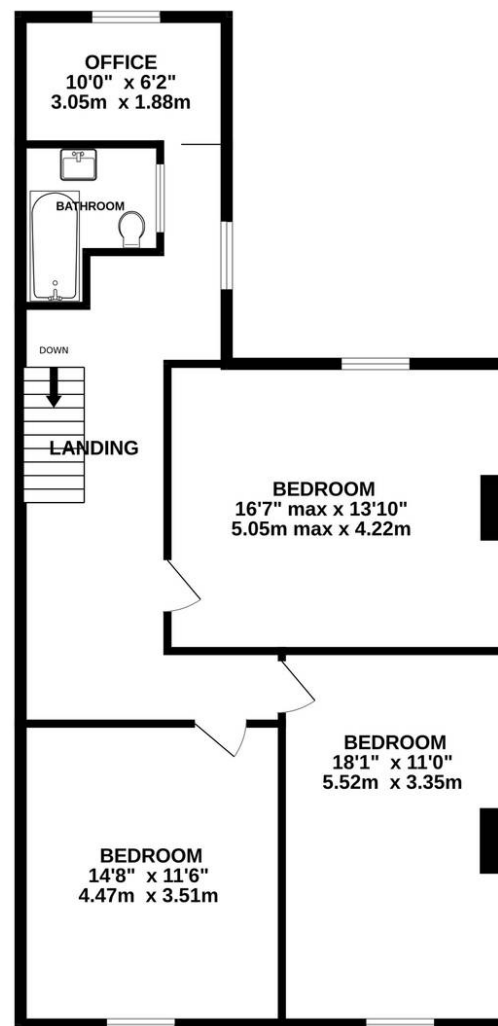
Upstairs, the property boasts three generous double bedrooms, each offering plenty of space for furnishings and personalisation. An additional office on the first floor provides flexibility for those working from home or in need of a study or hobby room. The family bathroom is also located on this level, ready to be reimagined to suit modern tastes. The bathroom could be extended into the office to create a large family bathroom suite. Further benefits include parking to the front of the property, as well as an enclosed rear courtyard which is accessed either through the kitchen or via the side passageway, ensuring privacy and convenience. This property is ideally positioned for those looking to enjoy the vibrant atmosphere of Sandbach, with its shops, restaurants, schools and transport links all within easy walking distance. With its blend of period charm and potential for modernisation, this home will appeal to a range of buyers, from families seeking generous accommodation to investors looking for a rewarding project. The combination of spacious interiors, flexible layout and scope for improvement makes this an excellent opportunity to create a bespoke home in a sought-after location. Early viewing is highly recommended to appreciate the full potential and character that this property has to offer.



GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.





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