

Lewis
King

48 Charles Barnett Road, Sandbach, CW11 4TT

£118,800





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- 45% Shared Ownership Home - See listing for further details
- Spacious rear garden
- Popular Winterley location with great local amenities and transport links
- Council Tax Band C
- Three generous bedrooms
- Ample off-road parking for two vehicles
- Modern Home Built in 2021

SHARED OWNERSHIP HOME - 44% SHARE

This modern three-bedroom semi-detached home offers the perfect blend of contemporary living and countryside calm, and found on a quiet and family-friendly estate in the heart of Winterley it is sure to be popular, and as such early viewing is highly recommended!

Step inside to a welcoming hallway with a convenient downstairs WC before entering the spacious lounge — an inviting space ideal for relaxing or entertaining. To the rear, the bright open-plan kitchen and dining area spans the full width of the home, featuring sleek integrated appliances including a fridge/freezer, oven, and dishwasher. French doors open out onto a large, enclosed rear garden — perfect for family gatherings, summer barbecues, or simply enjoying a peaceful morning coffee.

Upstairs, you'll find three well-proportioned bedrooms. The generous main bedroom sits to the front, while two further bedrooms offer excellent versatility — ideal for children, guests, or a home office. A modern family bathroom completes the first floor, fitted with contemporary fixtures and finishes.

Outside, the property enjoys a sizeable rear garden with ample lawn space, offering plenty of room for play, relaxation, or future landscaping ideas. The home also benefits from private driveway parking and a quiet position within this sought-after modern development.

With its modern build, spacious layout, and prime village location, this stylish home in Winterley is perfectly suited to growing families, first-time buyers, or anyone looking to enjoy a peaceful yet well-connected lifestyle.



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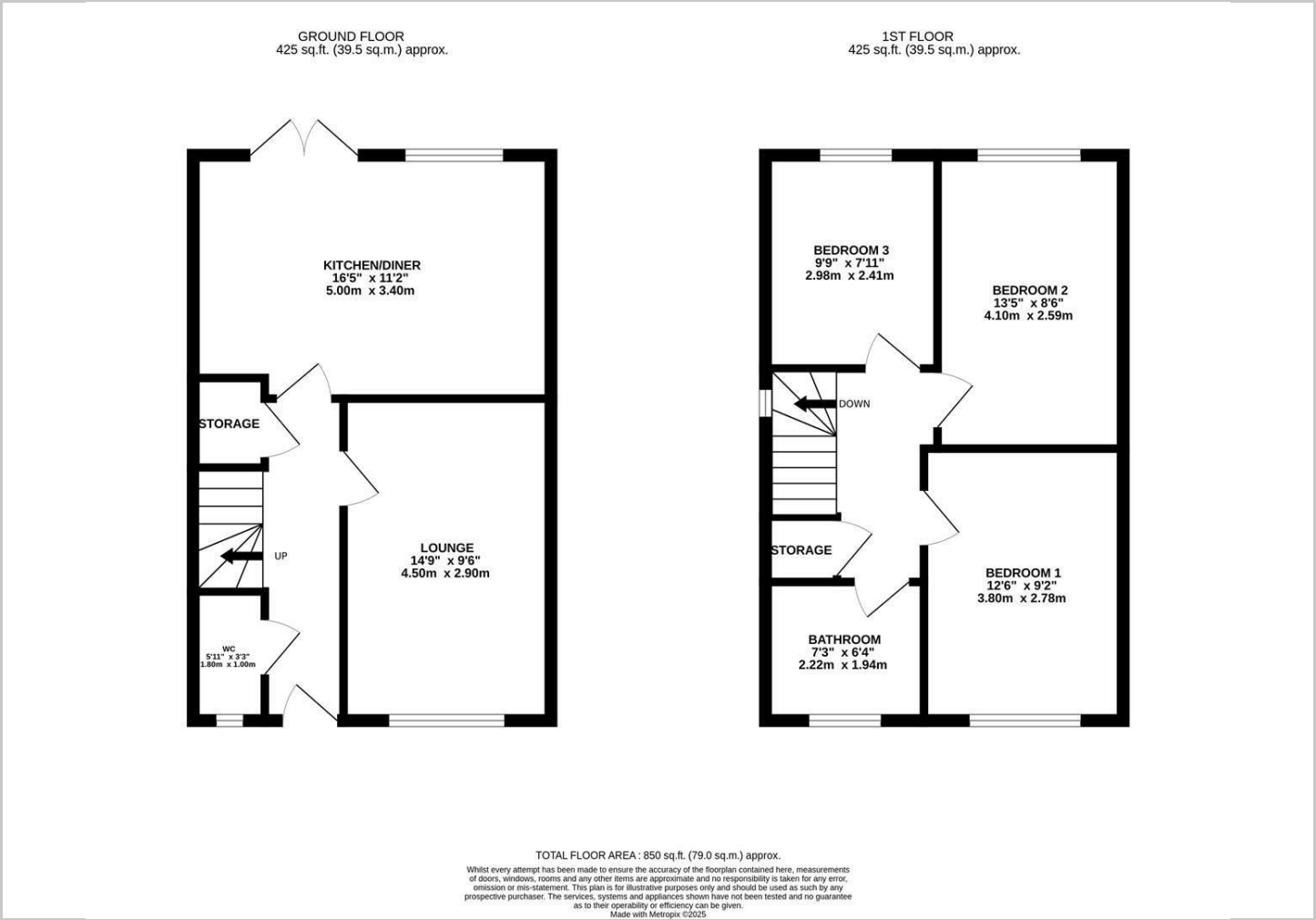
This home is offered for sale as part of the Shared Ownership scheme, and the purchase price of £118,800 is representative of the 44% ownership share any new purchaser will own, based off the full market value of £270,000. A monthly rent and service charge will be payable to the landlord, Halton Housing. The monthly rent will be £325.58, plus a service charge £28.81, totalling £354.39 per month. The lease term for this property is to be renewed on completion to 990 years by Halton Housing.

Once you have viewed the property via ourselves, any potential buyers must then submit a Shared Ownership application form on the Open Door website, and potential buyers are also required to contact Metro Finance to complete an affordability assessment by phone on , and must receive a 'sign off' from Metro Finance before a sale is agreed, and this is subject to a satisfactory chain check if applicable.





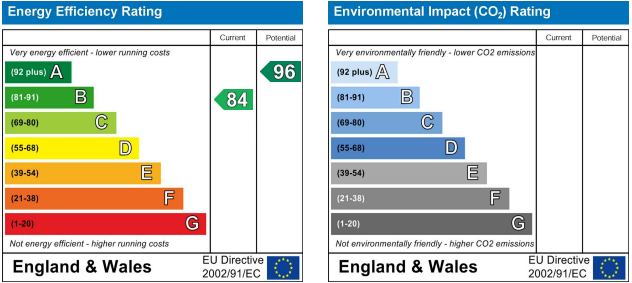
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.