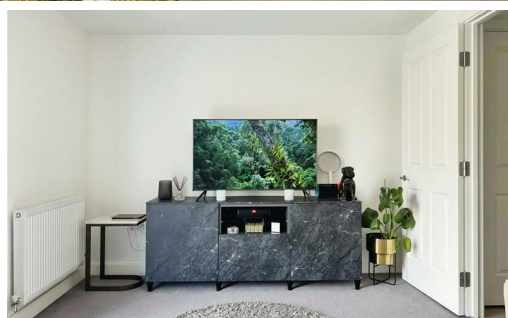




VINCENT JAMES
ESTATE AGENTS

42 LEWTAS DRIVE,
WINSFORD, CW7 3SR

25% SHARED OWNERSHIP - £53,750

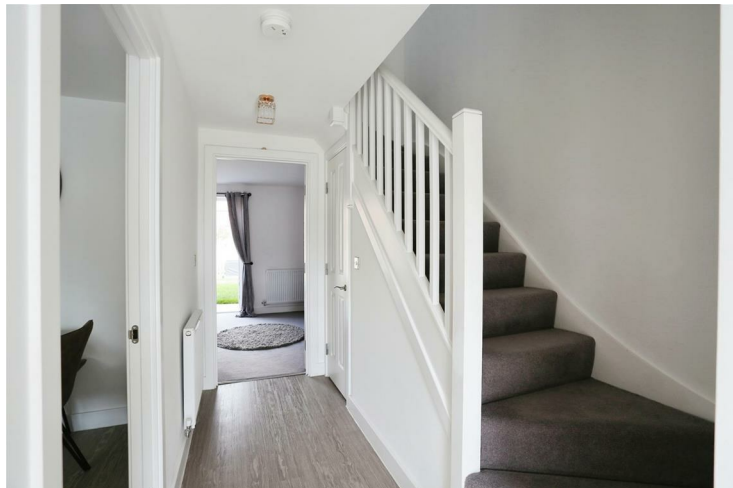


25% SHARED OWNERSHIP Vincent James Estate Agents are pleased to bring to the market this superbly presented semi-detached property, located on the ever popular Saplings development in Winsford.

The accommodation includes: Hallway, WC, Kitchen Diner and Lounge to the ground floor and THREE BEDROOMS, En-Suite and Bathroom to the first floor. Externally there is a garden to the rear of the property, and a driveway providing off road parking. Call us now to book your viewing!

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Hallway



Accessed via the front entrance door, providing access to the Kitchen Diner, Lounge and Downstairs WC. A staircase leads upstairs. Wooden effect flooring sits underfoot, with two radiators to the wall and a storage cupboard.

Lounge

15 x 11



Bright, comfy space with double glazed french doors allowing access to the rear garden. A radiator sits to the wall.

Kitchen Diner

14'7 x 8'2



Fitted with a range of wall, drawer and base units, with worksurfaces above. A double glazed window lies to the front elevation, with an inset sink, mixer tap and drainer below. A cupboard houses the combi boiler. Inset spotlights sit overhead. There is an integral Oven, four ring induction hob with extractor above, Washing Machine and Fridge Freezer. A radiator sits to the wall.

Downstairs WC



Fitted with a Low Level WC, Hand Wash Basin with splashback and a radiator to the wall. There is a double glazed frosted window to the front aspect of the home, with tiled flooring underfoot and inset spotlights to the roof.

Landing



Providing access to all bedrooms, the bathroom, the loft and a storage cupboard. A radiator sits to the wall.

Master Bedroom

11'6 x 8'2



Fitted with an en-suite, the master bedroom also comes with a radiator to the wall and a double glazed window to the rear.

En-Suite



With a Low Level WC, Stand In Shower, Hand Wash Basin and a Heated Towel Rail. There is tiling to the walls and floor. Inset spotlights sit overhead.

Bedroom Two

9'6 x 8'1



With a double glazed window to the front elevation, and a radiator to the wall.

Bedroom Three

9'7 x 6'1



With a double glazed window to the rear elevation, and a radiator to the wall.

Bathroom



With tiled walls and flooring. Featuring a panelled bathtub with an overhead shower attachment, low level WC a hand wash basin and a heated towel rail. There are inset spotlights overhead and a double glazed frosted window to the front elevation.

Externally



Outside, there is a driveway providing off road parking, and an enclosed rear garden.

Shared Ownership Information

Shared ownership price: £53,750 @ 25%

Shared ownership rent: £352.69 including the service charge

Anti Money Laundering

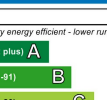
All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.



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FLOORPLAN COMING SOON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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