



39 BUTTONBUSH DRIVE | STAPELEY | NANTWICH | CHESHIRE | CW5 7SJ | £86,000



An excellent, spacious & modern 'David Wilson' two double bedroom semi detached house located in the popular area of Stapeley, Nantwich.

An immaculately appointed two double bedroom semi detached house built by 'David Wilson' in a charming location perfect for those seeking a cozy yet modern living space.

This delightful house offers a 40% shared ownership purchase opportunity, making it an ideal choice for first-time buyers looking to step onto the property ladder.

The modern semi-detached layout offers easy energy efficient & affordable living and also boasts a chic Mediterranean-style rear garden with fire pit, perfect for enjoying a morning coffee or hosting intimate gatherings with friends and family.

Convenience is key with this property, as it boasts two allocated parking spaces, ensuring you never have to worry about finding a spot after a long day.

UPVC D.G. & Gas C.H.

NO CHAIN

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

From our High Street office proceed along Hospital Street to the mini roundabout. Continue onto Hospital Street to Churches Mansion roundabout & take the last exit, onto London Road (B5074). After about 0.8 miles, turn right onto Elwood Way/A51. Turn left onto London Road/A51 then turn right into Stapeley Gardens onto Winterberry Way. Turn left into Buttonbush Drive & proceed to the far cul de sac where the property will be observed in front of you (the two allocated parking spaces are located just to the right).

STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk (Ofsted good). 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk (Ofsted outstanding). 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk (Ofsted good). (Other excellent schools are also located within the town).

NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585.

Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

SHARED OWNERSHIP – 40%

Please note that the property is offered for sale on a 40% shared ownership basis.

Full Purchase Price: £215,000

Shared Ownership Price 40%: £86,000

Shared Ownership Monthly Rent: £332.90 Per month (via 'Plus Dane Housing').

The service charge is £4.70 figures are as per 2024 financial year - subject to change from 1/04/2025.

Please note the valuation above is as per June 2024 and may be subject to change.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL



LIVING ROOM





KITCHEN DINER



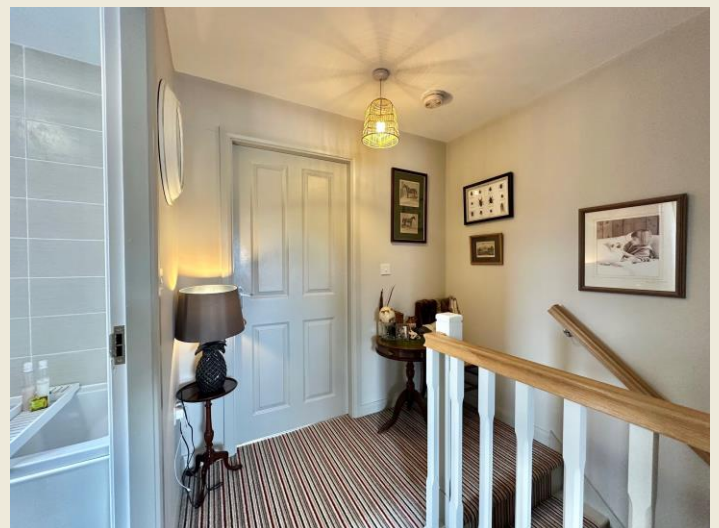


REAR HALL



CLOAKS / WC

FIRST FLOOR LANDING





BEDROOM ONE

VIEW TO REAR





BEDROOM TWO



BATHROOM





EPC RATING: B

COUNCIL TAX BAND: C

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

SERVICES

All mains gas, water, electricity, gas & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Leasehold with vacant possession. 125 years commencing 1.1.2014.

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

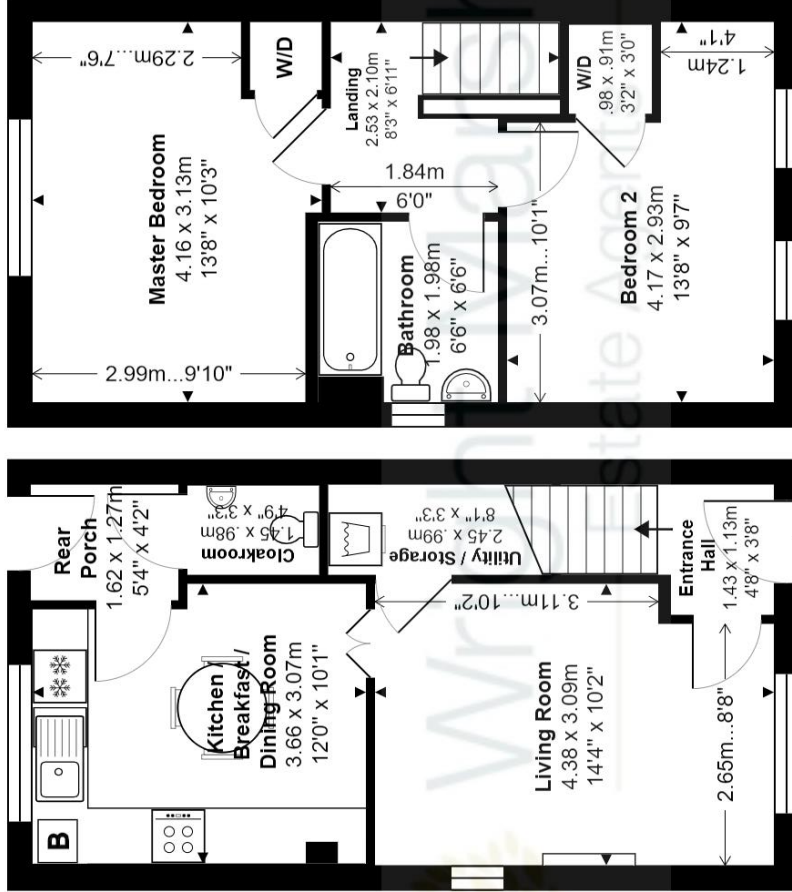
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





Ground Floor
Floor Area: 34.0 m² ... 366 ft²

First Floor
Floor Area: 33.9 m² ... 365 ft²

39 BUTTONBUSH DRIVE, STAPELEY, NANTWICH, CHESHIRE, CW5 7SJ

Approximate Gross Internal Area: 67.9 m² ... 731 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sanceuse from Green House EPC Ltd 2024. Copyright.