

# chris hamriding

lettings & estate agents



## 5 Chapel Street, Sandbach, CW11 1DS

### Offers In Excess Of £107,500

Take a moment to view our guided aerial tour of this fantastic home for those wishing to get onto the property ladder!

A superb opportunity to acquire a two double bedroom, modern property conveniently positioned for Sandbach Town Centre and a wide range of shopping, leisure and day-to-day facilities in addition to highly regarded local schooling!

The property is offered for sale on an attractive 50% shared ownership scheme (RICS 100% full value is £215,000) with the 50% share available for 'offers over' £107,500.

Originally constructed by 'Seddon Homes', the home offers an excellent specification you would expect from a builder of this repute, in addition to well-planned, modern accommodation on offer. Towards the rear of the home there is a sizeable kitchen/diner, great for entertaining and a useful downstairs cloakroom. The formal lounge is spacious and the room layout is flexible, depending on your needs! Upstairs, there are two generous double bedrooms, both of which have dual aspect windows along with a family bathroom with white sanitary suite.

Externally, the home has a pleasant, manageable rear garden which is great for relaxing during the summer months & you'll find off road parking at the rear of the property, handily located adjacent to the garden!

Shared ownership homes are quick to sell and we don't expect this one to be any different! To avoid missing out and to appreciate everything this wonderful home has to offer, check out the virtual tour & call the office to discuss further & book your all-important viewing!

## **Accommodation**

**Entrance Hall 16'4" x 4'6" (4.979 x 1.372)**

**Lounge 14'10" x 11'1" (4.527 x 3.395)**

**Kitchen/Diner 14'9" x 12'2" (4.500 x 3.731)**

**Cloakroom/Wc 5'1" x 4'5" (1.565 x 1.358)**

**First Floor Landing 7'7" x 6'7" (2.323 x 2.011)**

**Bedroom One 14'9" x 10'11" (4.508 x 3.340)**

**Bedroom Two 14'8" x 8'9" (4.490 x 2.684)**

**Bathroom 6'9" x 6'7" (2.078 x 2.024)**

## **Plus-Dane application process**

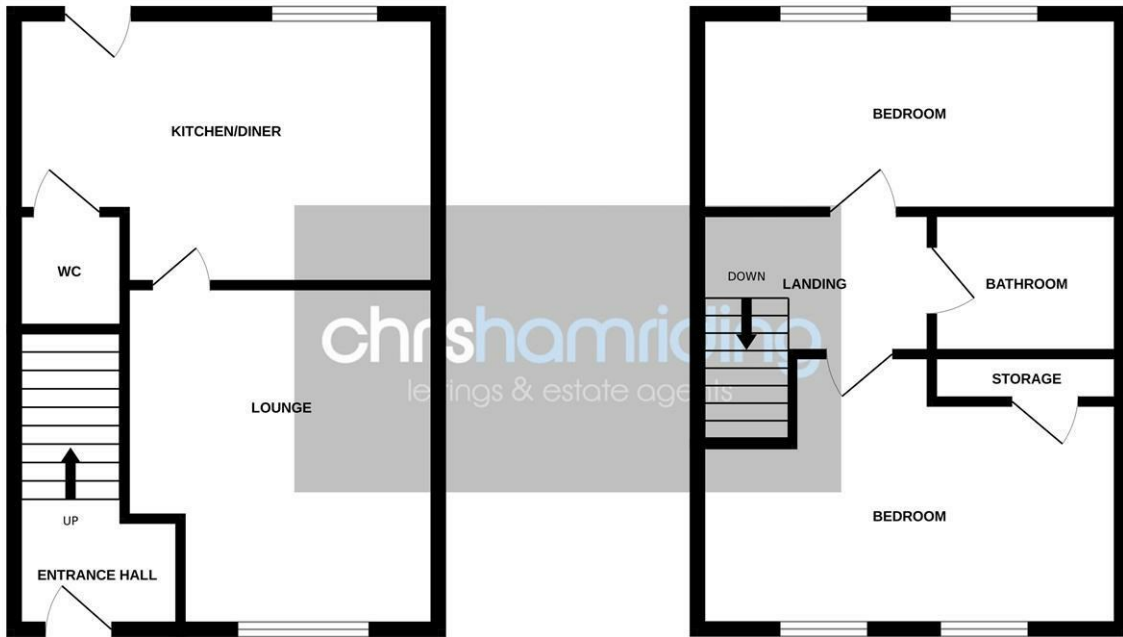
Please click on the below link which will assist in your application for the property.

<https://www.plusdane.co.uk/find-a-home/homes-to-buy/our-step-by-step-guide-to-buying-a-house-through-shared-ownership/>

# Floor Plan

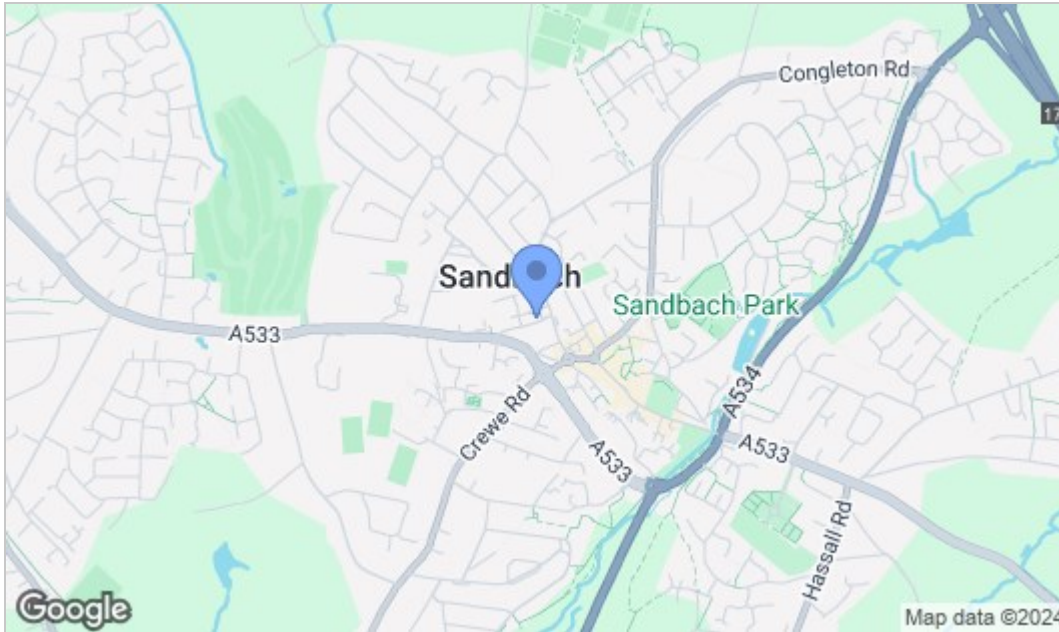
GROUND FLOOR

1ST FLOOR

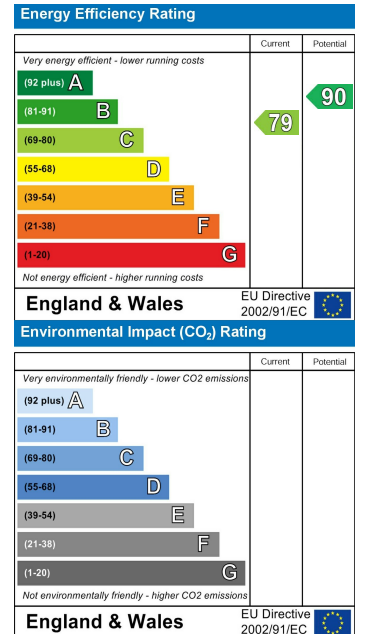


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



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