



30 Glebe Road

CW11 3SQ

75% Shared Ownership £183,750



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STEPHENSON BROWNE

Situated on one of the most sought after developments in town this lovely, three bedroom, semi-detached home that is well presented, and is designed to suit the needs of a range of buyers. THIS PRICE REPRESENTS 75% SHARED OWNERSHIP.

Agents Remarks

Stephenson Browne are delighted to offer for sale this stylish 3 bedroom home with a Hallway, Kitchen/Dining Room, Cloakroom, spacious Lounge, three Bedrooms with the master boasting an En-Suite, and a Family Bathroom. The sale price reflects 75% of the full sales value.

Externally there is ample off road parking at the front, and at the rear a low maintenance patio garden.

Close to Sandbach Town Centre, local schools and amenities the location is really well placed for a wide range of buyers.

The Shared Ownership scheme allows you to buy a percentage of the full price and own your own home, a helping hand onto the property ladder. In time, you can purchase a further share until you own the property outright (100%), you can also buy the freehold at this point.

An application is required to purchase one of these desirable homes and you will need to be either; a first time buyer, currently renting, separated from a partner, a previous homeowner but now unable to buy, earn less than £80,000. Full details are available on request.

Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

The Clwyd

A fantastic 3 bed semi-detached home with a through Hallway, Cloakroom, spacious Lounge, Dining Kitchen, 3 Bedrooms, En-Suite and a Bathroom. Large driveway.

Entrance Hall

Double glazed front door with etched inserts, staircase ascending to the First Floor, radiator, central heating thermostat, ceiling light point, wood effect laminate flooring.

Cloakroom

Comprising; WC, pedestal wash basin with chrome mixer tap and tiled splashback, radiator, UPVc double glazed frosted window, wood effect laminate, ceiling light point.

Lounge

18'6" x 12'8" (5.65 x 3.87)

UPVc double glazed windows to the front elevations, radiator, TV point, ceiling light point.





Dining Kitchen

16'0" x 9'8" (4.9 x 2.95)

Fitted with a range of white fronted wall and base units incorporating cupboard and drawer space with contrasting work tops above, Integrated Zanussi electric oven, 4 ring gas hob, chimney extractor above, inset stainless steel sink unit, space for a fridge freezer and washing machine, inset ceiling down lights, UPVC double glazed window, UPVC double glazed French doors to the rear garden, slate effect flooring, well defined space for a table and chairs, built in understairs storage cupboard.

FIRST FLOOR

Landing

UPVC double glazed window to the side, loft access, ceiling light points, built in storage cupboard.

Bedroom One

37 x 34 (11.28m x 10.36m)

UPVC double glazed window to the front, radiator, TV point, ceiling light point, wall mounted central heating thermostat, fitted wardrobes.

En-Suite

Fully tiled walk-in shower with glazed folding door and chrome mixer shower, WC, pedestal wash basin with mixer tap, tiled surrounds, radiator, extractor fan, electric shaver socket, UPVC double glazed frosted window, inset ceiling downlights.

Bedroom Two

9'10" x 8'11" (3 x 2.72)

UPVC double glazed window to the rear, radiator, TV point, ceiling light point.

Bedroom Three

9'10" x 8'10" (3 x 2.7)

UPVC double glazed window to the rear, radiator, ceiling light point.

Bathroom

Comprises; panelled bath with electric shower above, WC, pedestal wash basin, stone effect flooring, ceiling light point, radiator.

OUTSIDE

Front

To the front of the property there is a garden area and flagged pathway leading to the front door, outside light. The driveway leads alongside the property providing ample parking space. A pathway with gated access leads in turn to the rear garden.

Rear

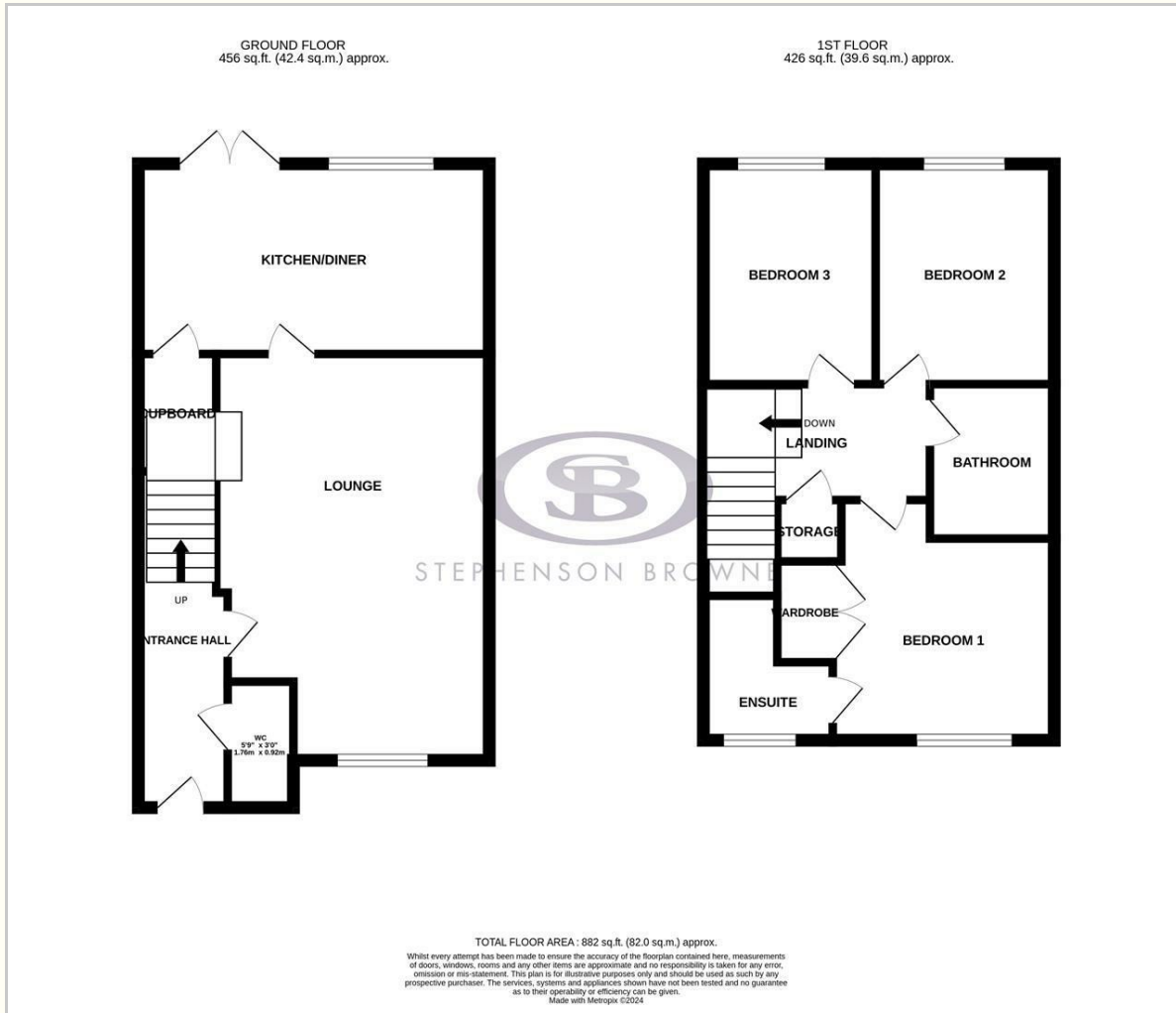
Indian stone patio, gravel area, fenced boundaries, garden shed.

Monthly Rent

The rent on the remainder of the property is £181.13 which includes management fee, estate management fee and buildings insurance.



Floor Plan

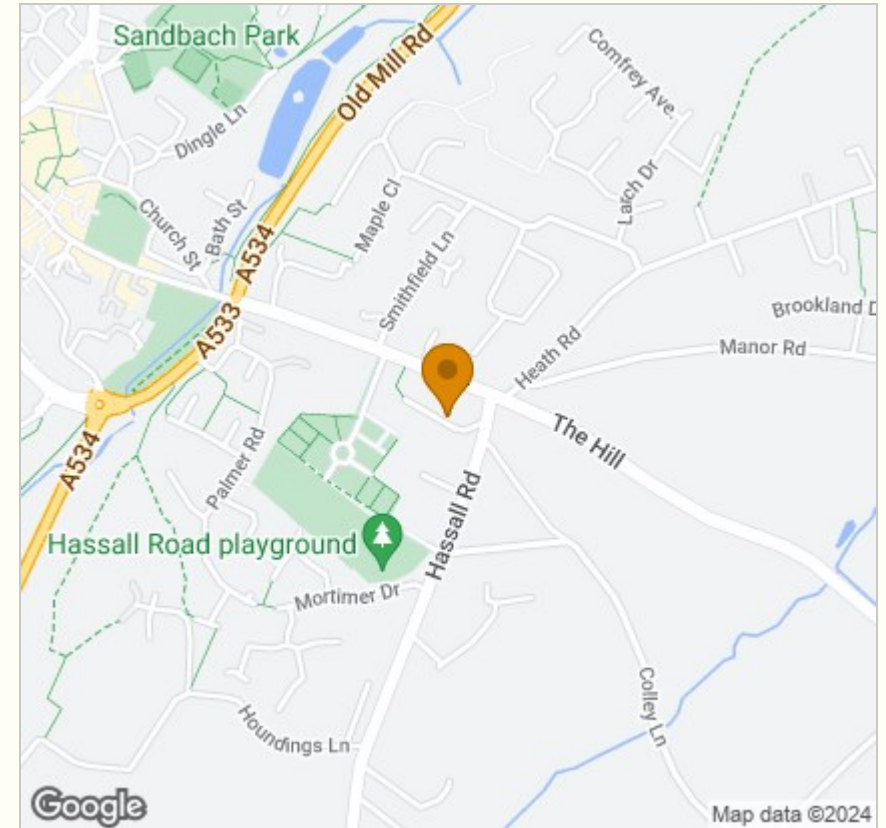


Viewing

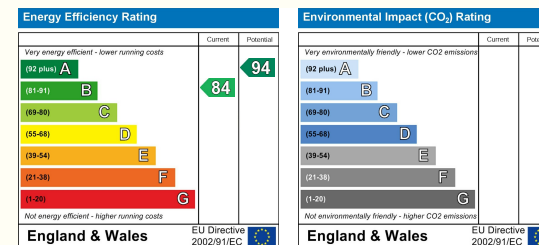
Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



Energy Efficiency Graph



38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk