



18 Buckley Place

CW11 3JB

75% Shared Ownership £131,250



2



1



1



B



STEPHENSON BROWNE

THIS PRICE REPRESENTS 75% SHARED OWNERSHIP
Found on a popular development is this well presented, two bedroom home.

Agents Remarks

Located on the ever-popular Albion Locke estate is this two bedroomed mid terraced shared ownership property.

Briefly comprising; an open plan living/kitchen dining room, cloakroom, two bedrooms and a bathroom. Externally, the property benefits a delightful garden to the rear with decking and access to the parking space.

This lovely home won't be around for long, so call us now to arrange your viewing!

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. Please contact Acron Housing for more information.

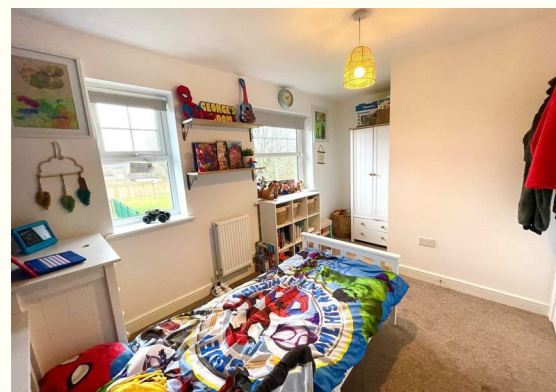
Location

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.

ACCOMMODATION





Lounge/Kitchen/Dining Room

21'3" x 13'5" (6.5m x 4.1)

Composite front door with glazed panel and glazed window to the front elevation, storage cupboard. Good range of wood effect wall and base units with contrasting work surface over, integrated low level oven, four ring gas hob with extractor fan over, space and plumbing for washing machine, space for tall fridge freezer, inset 1.5l bowl stainless steel sink with mixer tap and drainer, wood effect laminate flooring, tv point, UPVC double glazed door leading out to the garden with glass panel and UPVC double glazed window to the rear elevation, two ceiling light points, smoke alarm, carbon monoxide detector.

Cloakroom

Low level WC, pedestal wash hand basin, radiator, tile effect vinyl flooring, ceiling light point, extractor fan, UPVC double glazed frosted window to the side elevation.

FIRST FLOOR

Landing

Ceiling light point, smoke alarm, access to loft space, radiator.

Bedroom One

13'5" x 10'2" (4.1m x 3.1m)

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

Bedroom Two

13'5" x 8'6" (4.1m x 2.6m)

Ceiling light point, two UPVC double glazed windows to the front elevation, radiator.

Bathroom

Low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer shower over, tiled surround, tile effect vinyl flooring.

OUTSIDE

Front

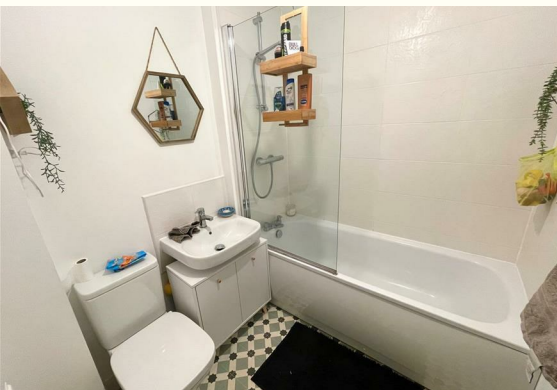
Pathway leading up to front door.

Rear

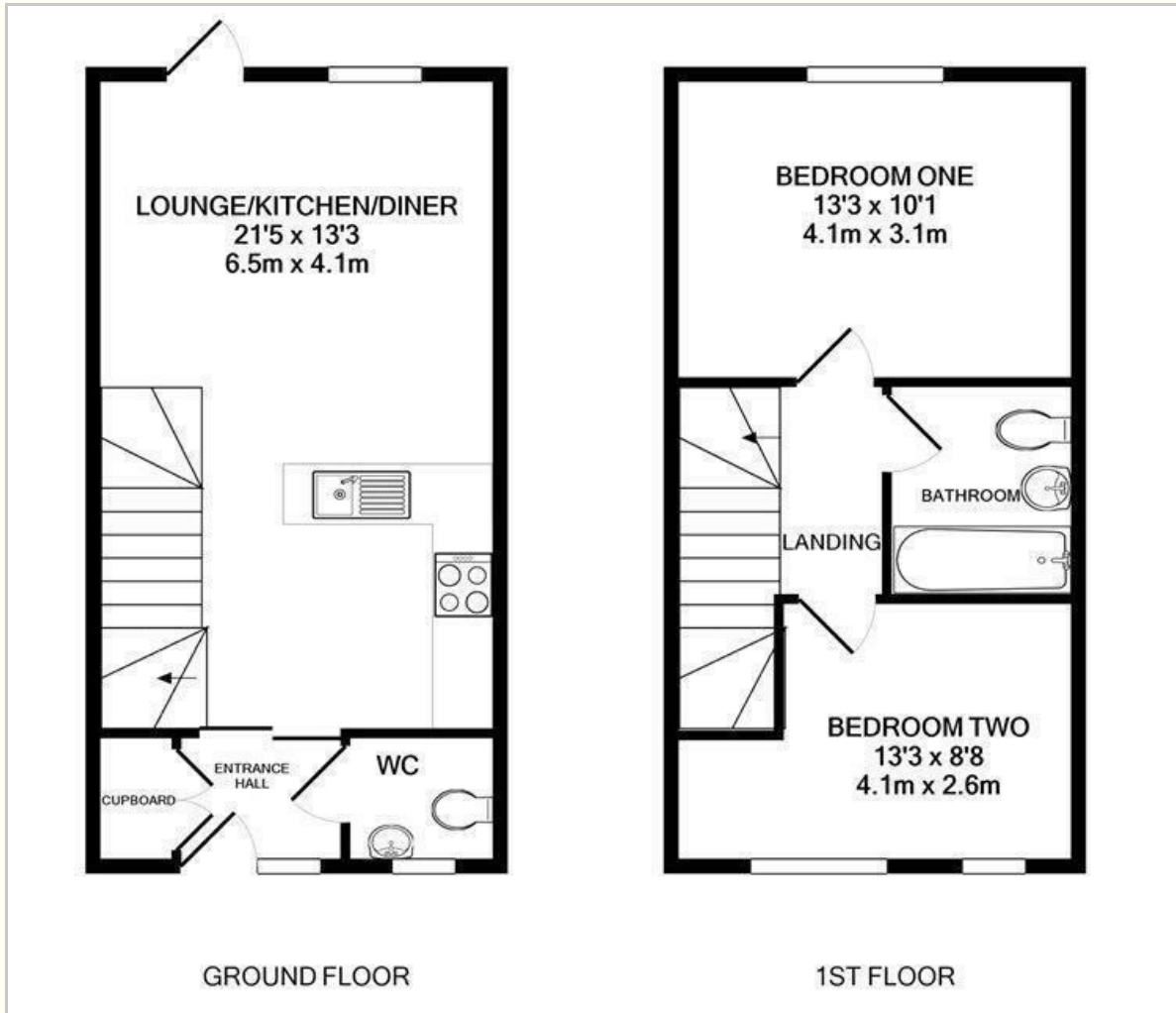
Raised decking area, laid to lawn area.

Monthly Rent

The rent on the remainder of the property is £96.55 which includes management fee, estate management fee for Acron Housing Association. The vendor doesn't currently pay any service charges due to the site not being complete.



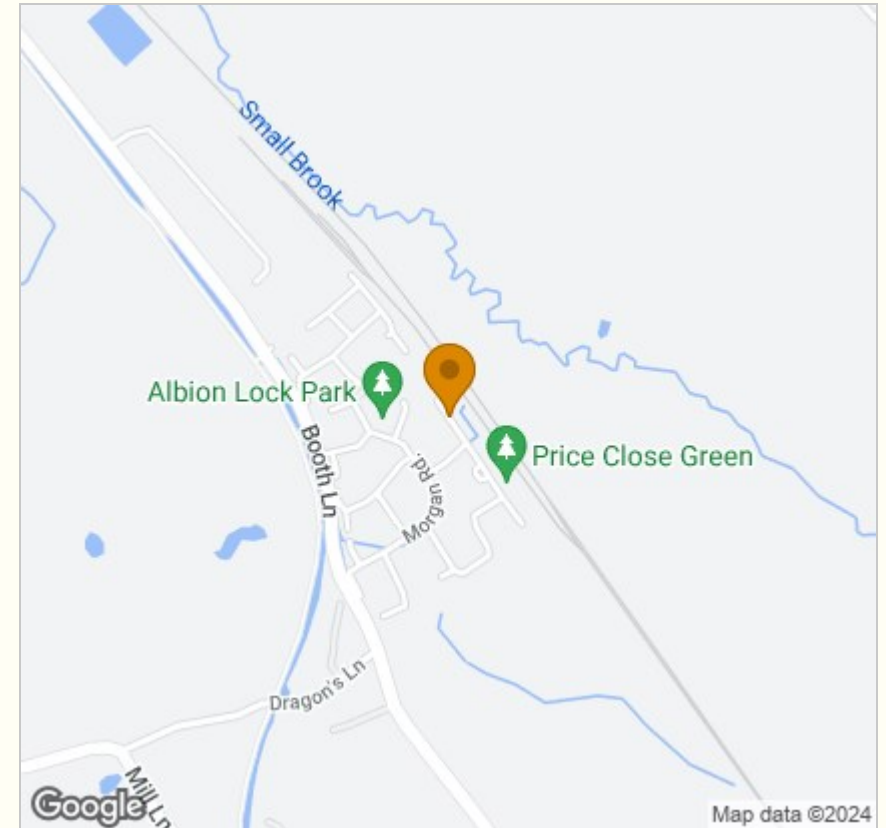
Floor Plan



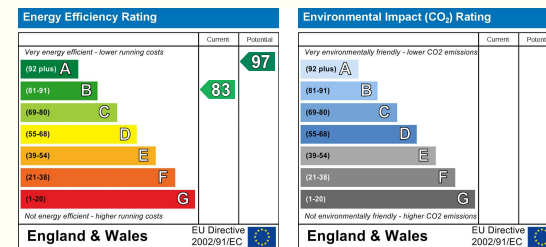
Viewing

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

Area Map



Energy Efficiency Graph



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

38 High Street, Sandbach, CW11 1AN

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