



15 Sutton Place

CW11 1TP

Asking Price £98,000



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STEPHENSON BROWNE

This lovely one bedroom apartment is found close to Sandbach and is offered for sale on the discount for sale scheme.

Agents Remarks

DISCOUNT FOR SALE SCHEME

Originally constructed by Seddon Homes is this lovely, one bedroom first floor apartment, found on a quiet and peaceful cul-de-sac location. The property briefly comprises; entrance lobby, hallway, dining lounge with Juliet balcony, kitchen, bedroom and bathroom. Externally, there is allocated parking.

These affordable homes are incredibly popular and are available to purchase at 30% less than full market value. There is no rent to pay and you essentially own 100% of the property at 70% of the value. Call now to arrange your viewing!

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

Entrance Lobby

UPVC double glazed front door, ceiling light point, radiator, stairs to the first floor.





Hallway

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

Lounge

13'1" x 12'0" (3.988m x 3.663m)

UPVC double glazed doors opening onto the Juliet balcony, ceiling light point, radiator, TV point.

Kitchen

10'11" x 12'5" to the maximum (3.338m x 3.802m to the maximum)

A good range of white wall and base units with contrasting work-surface over, inset stainless steel sink with mixer tap and drainer, integrated fridge-freezer, integrated low level oven, four ring gas hob with extractor fan over, space and plumbing for washing machine, two UPVC double glazed windows to the front elevation, storage cupboard, radiator, spotlighting, wood effect vinyl flooring.

Bedroom One

12'10" x 10'5" (3.936m x 3.193m)

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

Bathroom

6'7" x 6'11" (2.023m x 2.120m)

Back to wall WC, wall hung wash hand basin with mixer tap, panel bath with mixer shower over, tiled surround, wood effect vinyl flooring, radiator, spotlighting, extractor fan, UPVC double glazed frosted window to the front elevation.

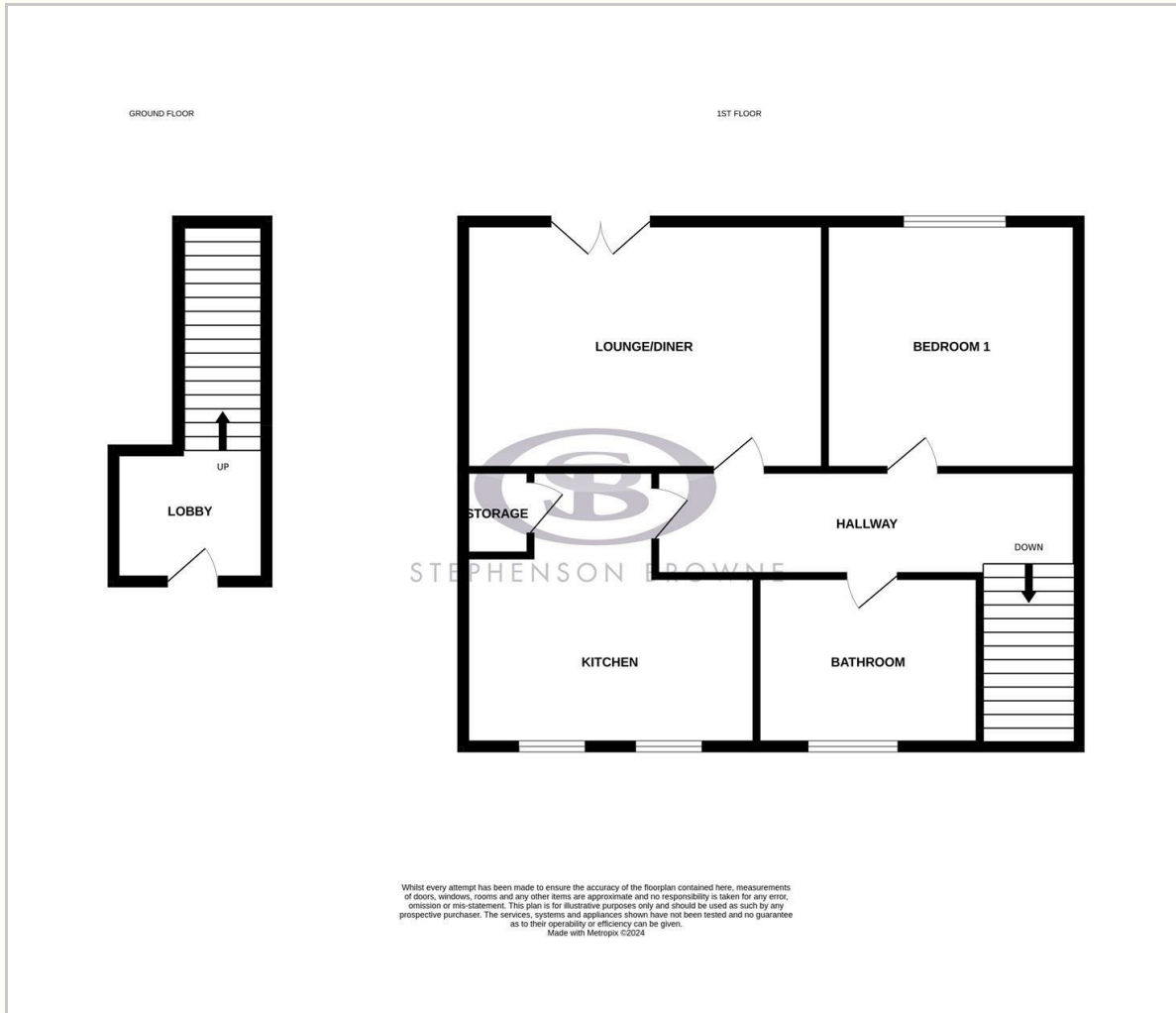
Front

Pathway leading to front door allocated parking space.

Criteria For Purchase

The property is being offered for sale under an Affordable Housing Scheme with Cheshire East Council and therefore the true value has been discounted by 30% in order to assist potential buyers meeting a certain criteria. Further information can be found on the Cheshire East website: <https://www.cheshireeast.gov.uk/housing/af>

Floor Plan



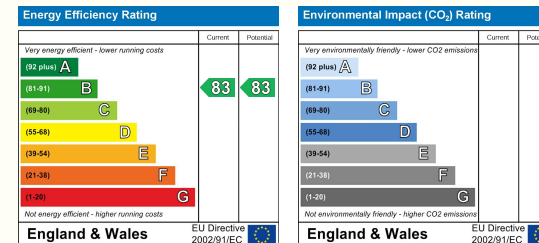
Viewing

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

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