



15 Ware Close, Sandbach, CW11 4DD

£162,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

15 Ware Close

Sandbach

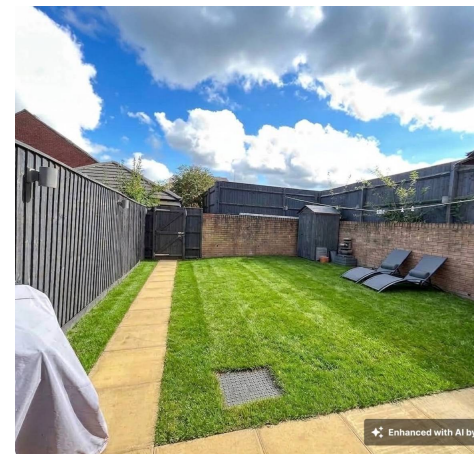
Modern 3-bed end-terrace in Sandbach centre. 60% shared ownership. En-suite, carport, parking, garden, kitchen diner, move-in ready.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

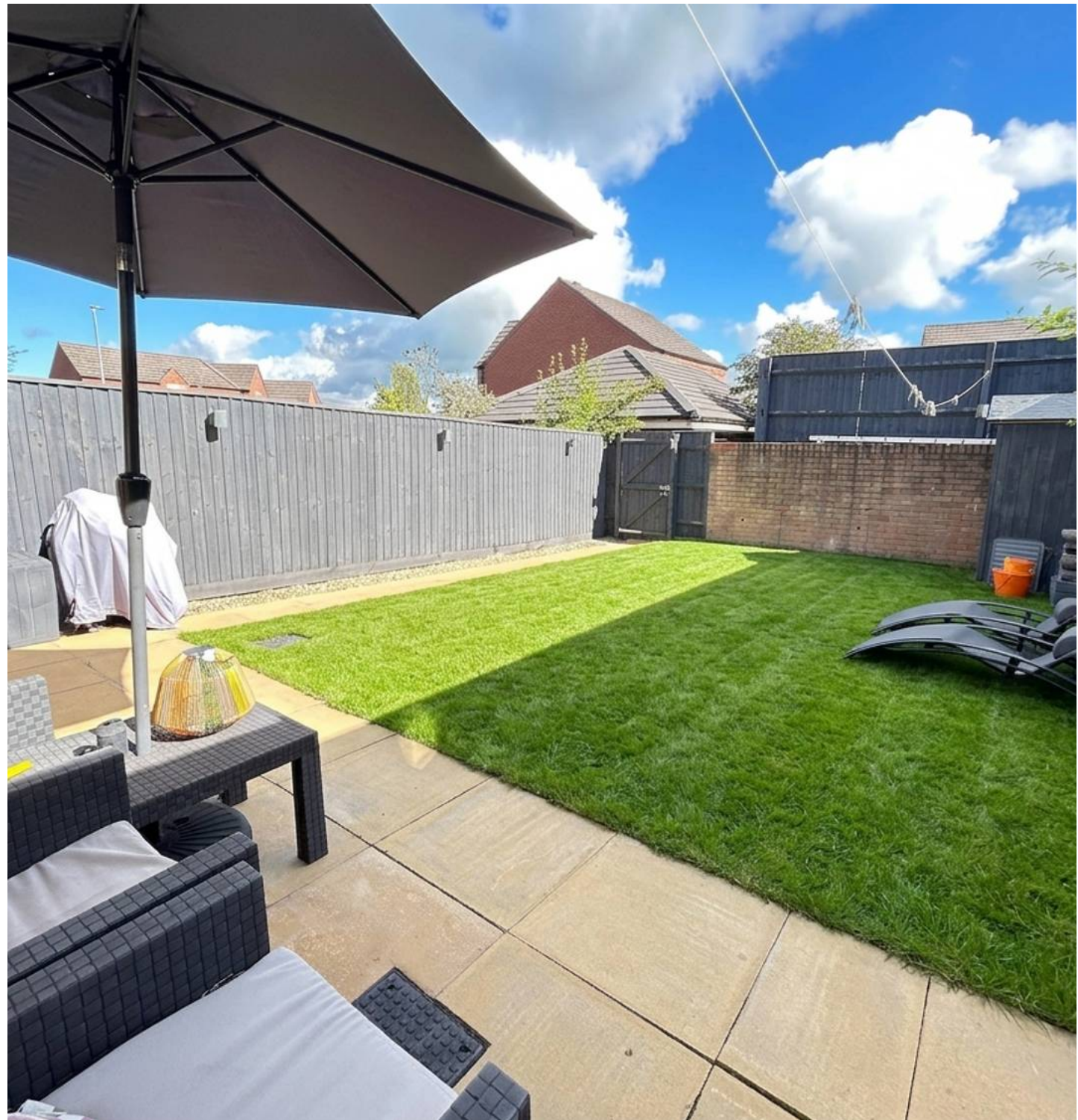
- A shared ownership property where the asking price represents a 60% share
- An fantastic opportunity to purchase a modern home in the heart of Sandbach Town Centre
- Constructed by Morris Homes approximately 5 years ago
- Living room, Kitchen Diner with access to the garden and integrated appliances
- Three generous bedrooms, en-suite to the master bedroom, family bathroom and a downstairs WC
- Carport to the rear with a parking space behind providing off road parking for two vehicles
- Enclosed rear garden with fence boundaries
- Rent payable on the remaining 40% share



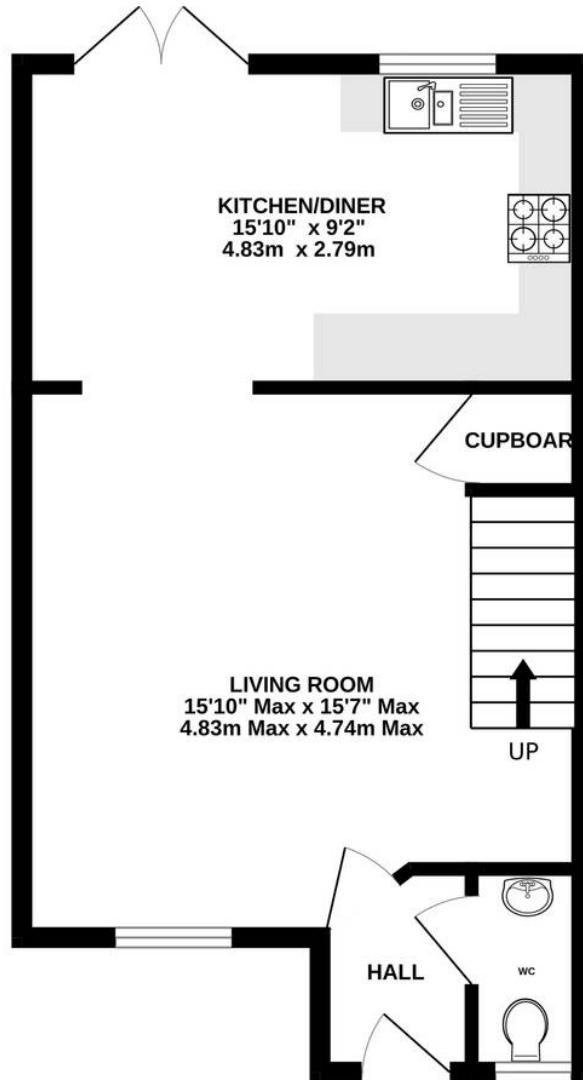
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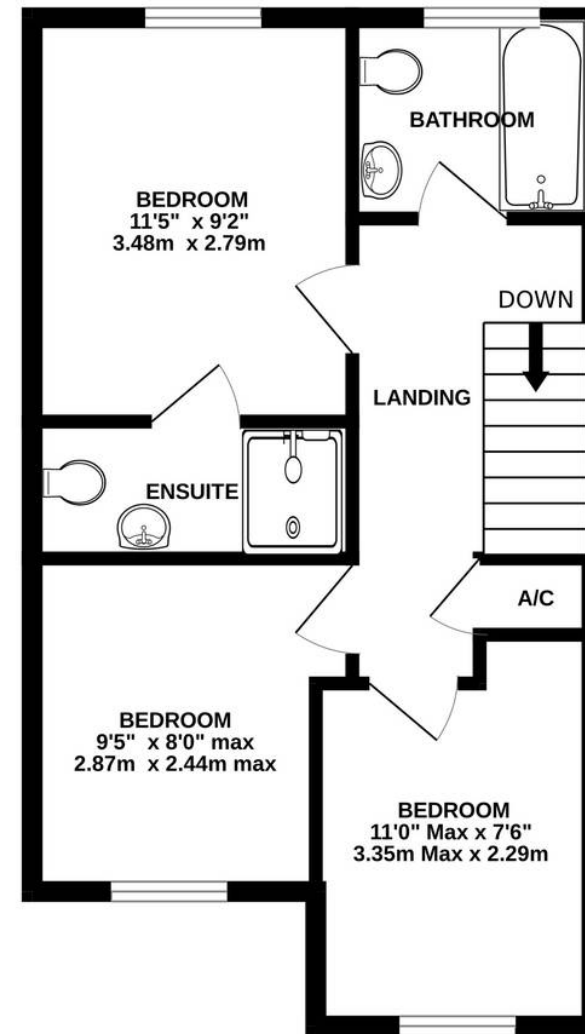
The asking price represents a 60% share of the property (with rent payable on the remaining 40% to Halton Housing and 990 years remaining on the lease), making this an accessible way to step onto the property ladder in a sought-after location. Constructed by Morris Homes around five years ago, the property offers a fresh, contemporary feel throughout. The welcoming entrance hall leads to a spacious living room that's perfect for relaxing or entertaining. The kitchen diner is the heart of the home, complete with integrated appliances and French doors opening onto the garden. Upstairs, you'll find three generous bedrooms, including a master with its own en-suite shower room, plus a stylish family bathroom and a handy downstairs WC. The home is well presented and ready to move into, offering comfortable living with the added benefit of a carport to the rear and an additional parking space, ensuring off road parking for two vehicles. The rent for the remaining share total £264 per month, making this an attractive and affordable option for anyone looking to settle in a vibrant market town. Step outside and you'll find a private, enclosed rear garden that's perfect for enjoying the outdoors in peace. The garden is mainly laid to lawn, with secure fence boundaries providing a safe space for children or pets to play. There's also a paved patio area directly off the kitchen diner, just right for a morning coffee or summer barbeques with friends. The garden is easy to maintain and offers plenty of potential for keen gardeners to add their own touch. To the rear of the property, the carport and parking space are conveniently accessed. The location is also a real highlight, with Sandbach Town Centre's shops, cafes and local amenities just a short stroll away, so you can really make the most of everything this friendly community has to offer.



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.





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