



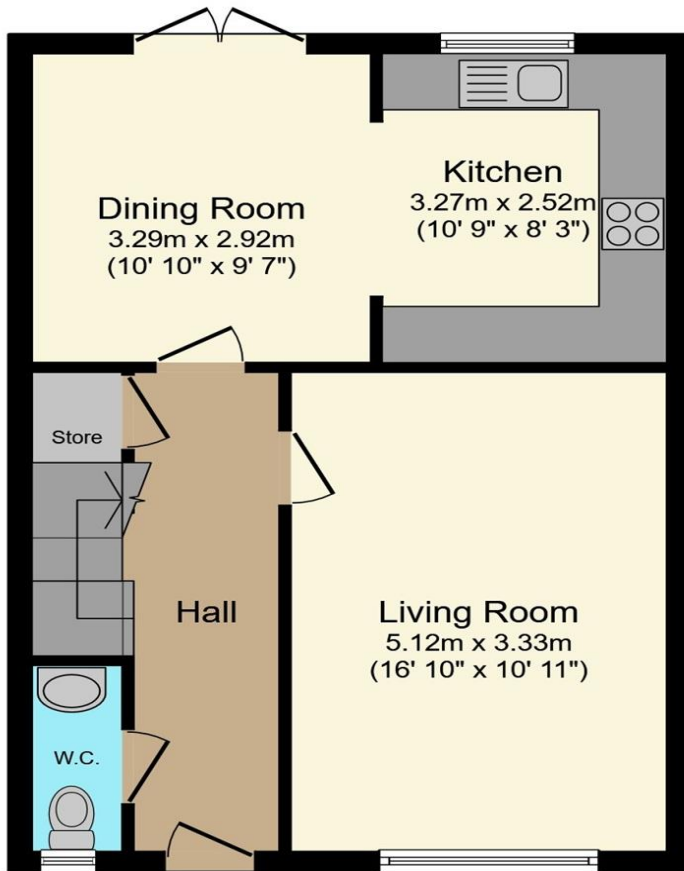
**Old Spot Way, Winsford CW7 1GR**

**welcome to**

**Old Spot Way, Winsford**

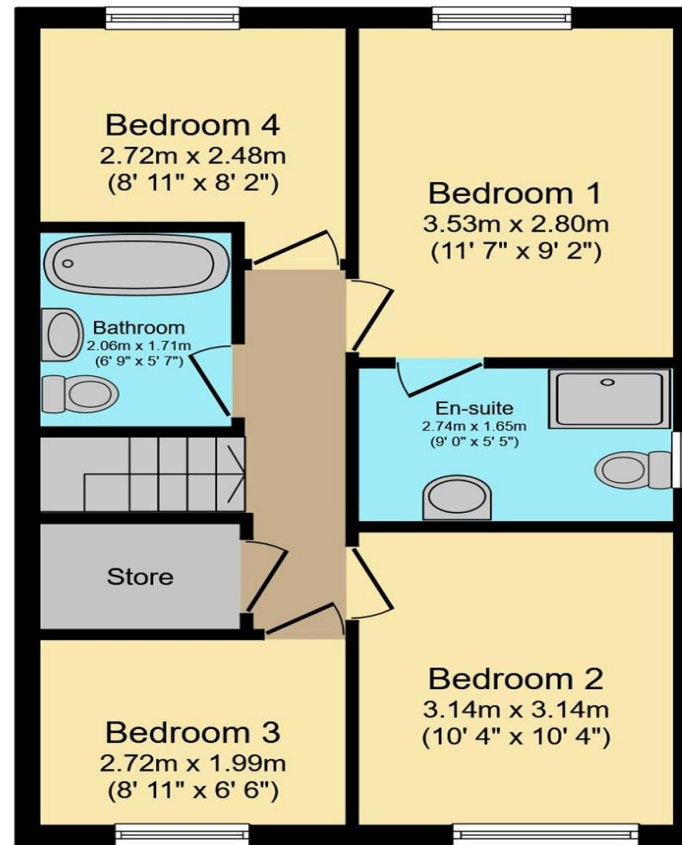
A modern and spacious four-bedroom semi-detached home, available on a 35% shared ownership basis. Featuring a contemporary kitchen/diner, bright living spaces, private rear garden, and off-road parking, this property offers stylish, energy-efficient living ideal for first time buyers.





### Ground Floor

Floor area 47.9 m<sup>2</sup> (515 sq.ft.)



### First Floor

Floor area 47.9 m<sup>2</sup> (515 sq.ft.)

Total floor area: 95.8 m<sup>2</sup> (1,031 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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### Hallway

### Living Room

16' 10" x 10' 11" ( 5.13m x 3.33m )

### Dining Room

10' 10" x 9' 7" ( 3.30m x 2.92m )

### Kitchen

10' 9" x 8' 3" ( 3.28m x 2.51m )

### Downstairs W/C

### Landing

### Bedroom One

11' 7" x 9' 2" ( 3.53m x 2.79m )

### En-Suite

### Bedroom Two

10' 4" x 10' 4" ( 3.15m x 3.15m )

### Bedroom Three

8' 11" x 6' 6" ( 2.72m x 1.98m )

### Bedroom Four

8' 11" x 8' 2" ( 2.72m x 2.49m )

### Bathroom

### External

Outside, the property boasts a private rear garden, perfect for outdoor dining, children's play areas, or simply relaxing in the warmer months. Off-road parking ensures added convenience.

### Note

Shared ownership buyer eligibility criteria can be found at [www.homereach.org.uk/general-eligibility](http://www.homereach.org.uk/general-eligibility)

### Agent Note

This property is currently under shared ownership in conjunction with Heylo Housing Association who have criteria for any purchase. The advertised price is for the sellers 35% share. £423.98 per month is paid to the Housing Association as rent for the retained share. Estate Charge is £14.22 a month; management lease is £27.48. Please contact with Heylo Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

welcome to

## Old Spot Way, Winsford

- 35% Shared Ownership
- Four Bedrooms
- Semi Detached
- Private Rear Garden
- Driveway

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 173.64

Ground Rent: 329.76

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Feb 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £89,250



Please note the marker reflects the postcode not the actual property

**view this property online** [swetenhams.co.uk/Property/WSF108882](https://swetenhams.co.uk/Property/WSF108882)



Property Ref:  
WSF108882 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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