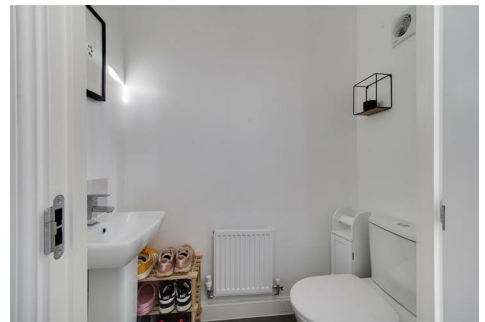
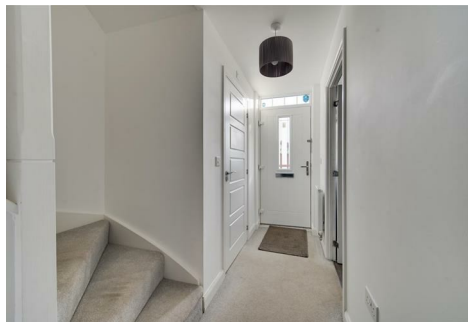


chris hamriding

lettings & estate agents



13 Grayling Road, Sandbach, CW11 4AS

40% Shared ownership £100,000

Take a moment to view our guided tour if this fantastic opportunity!

Constructed by Barratt Homes to their 'Bampton' design, this delightful three bedroom property presents an excellent opportunity for first-time buyers on the popular 'J One Seven' development. Being on a shared ownership scheme & with a share of 40%, it offers an affordable pathway to homeownership in a desirable, convenient location.

The property features a well-appointed, versatile lounge/dining room at the rear of the home with a feature walk-in bay window and French doors, perfect for entertaining guests or enjoying quiet evenings at home. At the front of the property the modern kitchen can be found with ample space for freestanding appliances and quality stylish kitchen cabinetry. In addition, there is a handy down stairs cloakroom and the whole home is awash with clever storage solutions in both the lounge, landing and main bedroom!

Upstairs, there are three spacious bedrooms, providing ample space for a growing family or the flexibility to create a home office or guest room, plus a contemporary bathroom suite with 'Twyford' designer sanitary suite. Bedroom One also enjoys a range of built-in modern wardrobes with mirrored doors. One of the standout features of this home is its energy efficiency, ensuring lower utility bills, which is increasingly important in today's environment!

Accommodation

Entrance Hall 10'6" x 6'7" (3.22 x 2.02)

Cloakroom 5'6" x 2'11" (1.69 x 0.89)

Kitchen 9'8" x 6'9" (2.97 x 2.08)

Lounge/Dining Room 19'2" x 13'9" (5.85 x 4.20)

First Floor Landing 8'1" x 4'5" (2.48 x 1.36)

Bedroom One 11'1" x 9'3" (3.39 x 2.82)
(to front of built-in wardrobe)

Bedroom Two 10'3" x 7'6" (3.13 x 2.31)

Bedroom Three 9'2" x 5'10" (2.81 x 1.79)

Bathroom 7'0" x 5'6" (2.14 x 1.69)

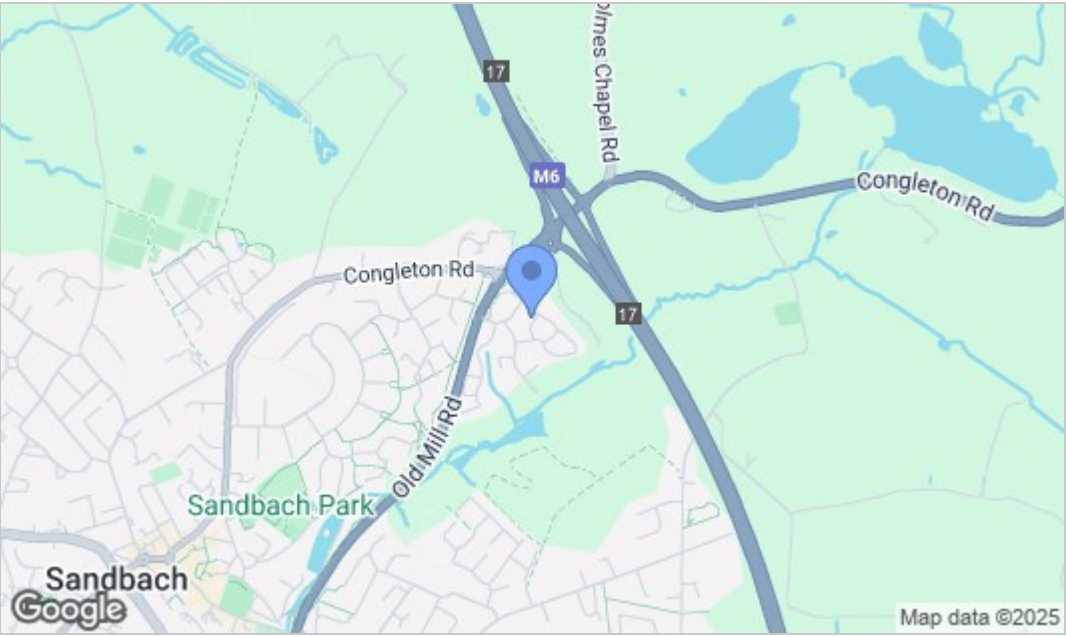
Floor Plan

Bampton
3 bedroom house

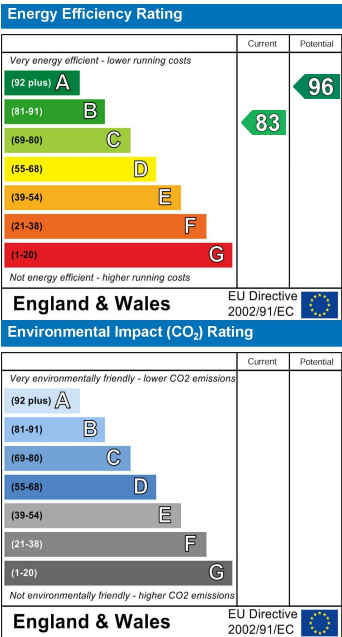
Please note the subject home is a mirror image of the below plan.



Area Map



Energy Efficiency Graph



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