



## 5 Wheatfield Drive

CW1 4UD

35% Shared ownership £82,250



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STEPHENSON BROWNE





Stephenson Browne are pleased to present this modern townhouse which is IMMACULATEDLY PRESENTED and positioned in a sought after location! Offered as a 35% share, with the opportunity to 'staircase' to 100% ownership if desired, this delightful three bedroom home will suit a wide variety of buyers. The accommodation briefly comprises of a spacious and welcoming entrance hall with under stairs storage, a great size lounge/diner overlooking the rear garden, a stylish fitted kitchen and the useful downstairs W.C completes the ground floor accommodation. To the first floor there are two double bedrooms and a family bathroom as well as a spacious landing. Ascending the stairs to the second floor, there is built in storage and the principal bedroom is wonderful! Having fitted wardrobes as well as eaves storage, this fabulous room is a great size offering wonderful proportions. Externally, there is parking for up to two vehicles and a lovely rear garden which is fully enclosed and provides a delightful space to sit out enjoy the warmer months! Sitting amongst a row of similar properties on the ever popular Saxon Gate development, close to local amenities, schools, and major employers such as Leighton Hospital and Bentley Motors, this fabulous property must be viewed to be appreciated. Call our office to secure your viewing!

**Entrance Hall**

13'11" x 6'7" (3.992 x 2.010)

Composite entrance door. Radiator. Under stairs storage. Wood effect flooring.

**Lounge/Diner**

14'11" x 12'0" (4.557 x 3.672)

Double glazed window to the rear elevation. Double glazed door leading to the rear garden. Radiator. Wood effect flooring.

**Kitchen**

9'8" x 8'1" (2.954 x 2.466)

Double glazed window to the front elevation. Having a range of wall and base units with worktop over. Built in electric oven. Electric hob with stainless steel chimney extractor over. Stainless steel one and a half bowl sink with drainer adjacent. Space and plumbing for a washing machine. Space for a fridge freezer. Radiator. Wood effect flooring.

**W.C**

Wall mounted vanity sink. Low level W.C. Radiator. Wood effect flooring.

**Stairs to First Floor**

Double glazed window to the front elevation. Radiator.

**Bedroom Two**

12'8" x 8'0" (3.871 x 2.461)

Double glazed window to the front elevation. Radiator.

**Bedroom Three**

12'4" x 8'2" (3.773 x 2.503)

Double glazed window to rear elevation. Radiator.

**Bathroom**

Modesty double glazed window to the rear elevation. Panelled bath with mains fed shower as fitted. Pedestal wash hand basin. Low level W.C. Radiator. Storage cupboard with radiator. Wood effect flooring.

**Stairs to Second Floor**

Storage cupboard housing the central heating boiler.

**Bedroom One**

14'6" x 11'3" (4.421 x 3.448)

Double glazed window to the front elevation. Fitted wardrobes. Eaves storage. Radiator.







### Externally

The property is approached over a private driveway providing parking for up to two vehicles. There is a neat paved path which borders the entrance to the property and a raised bed to the side of the driveway with established shrubs. To the rear, the garden is mainly laid to lawn with a patio area providing ample space for seating and there is a garden shed. There is access from the rear garden to the front of the property.

### Council Tax

Band C.

### Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

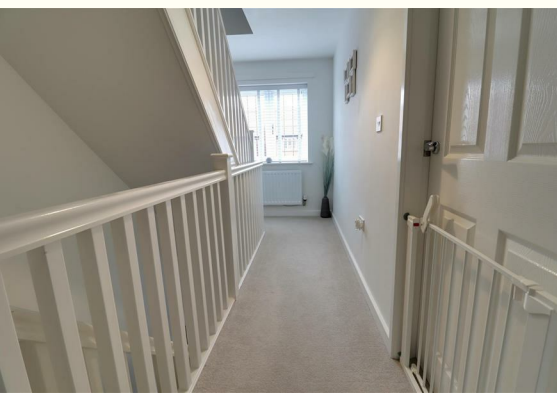
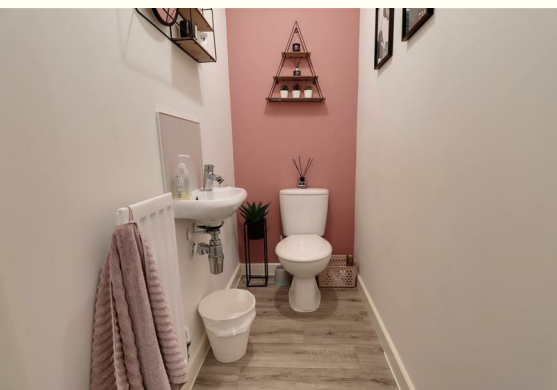
### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

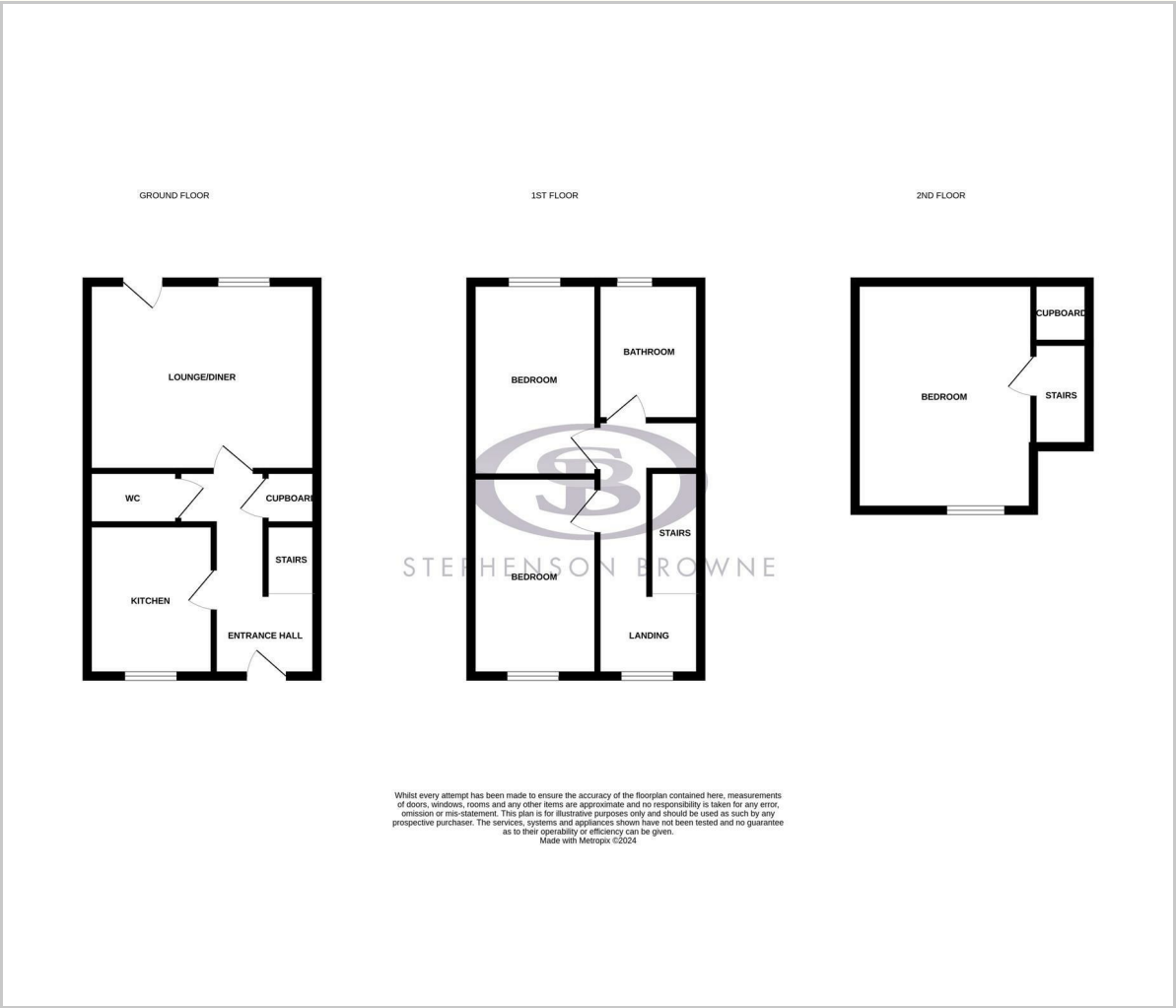
### Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.



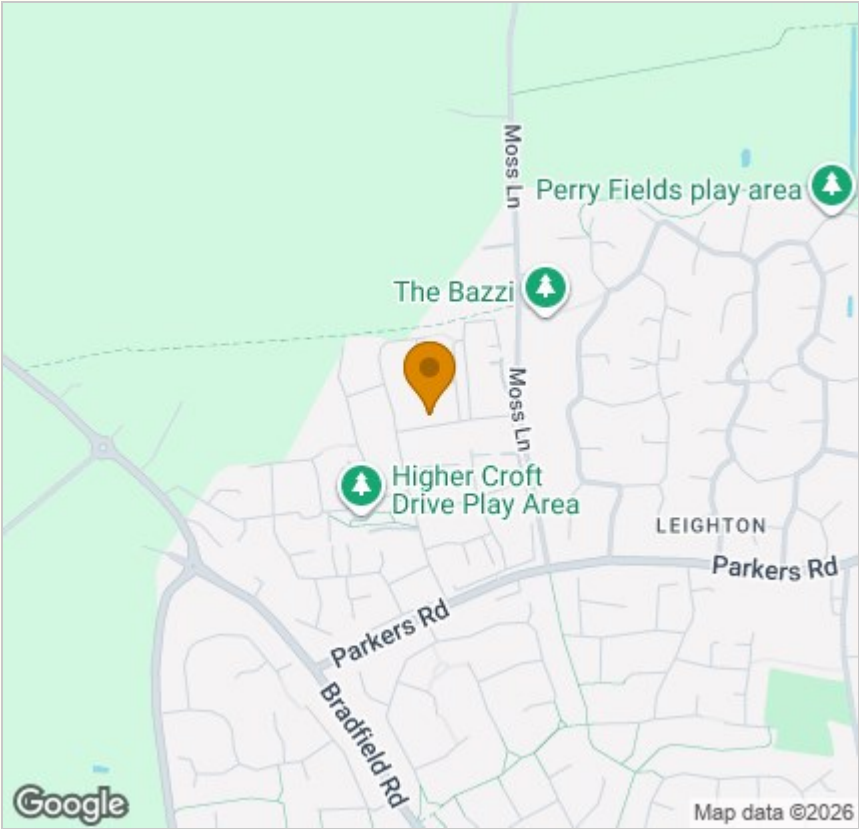
Floor Plan



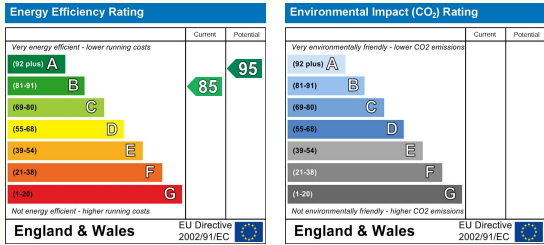
Viewing

Please contact our Crewe Sales Office on 01270 252545 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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: [crewe@stephensombrowne.co.uk](mailto:crewe@stephensombrowne.co.uk) | [www.stephensombrowne.co.uk](http://www.stephensombrowne.co.uk)