



STEPHENSON BROWNE

Wye Close, Holmes Chapel, Crewe

CW4 8FQ



50% Shared Ownership
£142,500



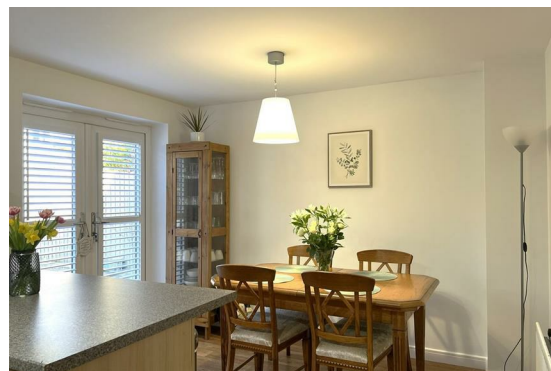
Description

Offered on a 50% shared ownership basis, this well-presented three-bedroom home on Wye Close provides an excellent opportunity for buyers seeking a modern and comfortable property. The accommodation opens with a welcoming entrance hall, giving access to a convenient downstairs WC and leading through to a bright and spacious lounge. From here, the property flows seamlessly into a contemporary kitchen/diner, complete with French doors that open out onto the rear garden—perfect for both everyday living and entertaining.

To the first floor, there are three generously sized bedrooms, with the principal bedroom benefiting from its own en suite. A modern family bathroom serves the remaining bedrooms, offering practical and stylish living space for families or professionals alike.

Externally, the property features off-road parking for two vehicles on a private driveway to the front, along with gated side access to the rear. The rear garden is designed for low maintenance, featuring a paved patio area and an additional tiered decorative stone seating space, providing plenty of options for outdoor relaxation. A wooden shed offers useful additional storage.

Holmes Chapel is a highly sought-after village in Cheshire, known for its blend of semi-rural charm and excellent amenities. The area offers a range of local shops, cafés, and restaurants, along with well-regarded schools and leisure facilities. Commuters benefit from strong transport links, including a local train station with direct routes to Manchester and Crewe, as well as easy access to major road networks. Surrounded by beautiful countryside, Holmes Chapel also provides plenty of opportunities for outdoor activities, making it an ideal setting for a variety of buyers.



Room Descriptions

PLUS DANE CRITERIA

All applicants also have to meet the Shared Ownership Eligibility criteria:-

Household earns £80,000 a year or less.

first-time buyer (or existing shared owner moving to another shared ownership home)

income is sufficient to cover the mortgage (if applicable), rent and service charges

chosen Shared Ownership property is affordable and sustainable for the applicant(s)

If the applicant (s) is a serving member of the British Armed Forces, or have been honourably discharged in the last 2 years, then they will receive priority for buying a home through Shared Ownership.

Please note that if an applicant(s) are currently a home owner and want to buy with Shared Ownership, applicant(s) will need to find a buyer for their current property before their application will be considered.

If the applicant can afford to buy the property outright without Government assistance, they will not be considered eligible.

Full details can also be found on the website www.plusdane.co.uk.

Interested parties will need to complete the attached form and return to info@homeshub.co.uk After completing the form, we will create an account on our website where they will then be able to complete an online application form:- On completion of this, any interested party will then be sent to Metro Finance who will carry out an affordability assessment on our behalf. They will require the below documentation on request.

Proof of identification i.e. copy passport or driving licence

Proof of Residence i.e. copy utility bill, tenancy agreement

Proof of income i.e. three months up to date wage slips, if self-employed three years audited account

Proof of Saving i.e. copy passbook or statement

Entrance Hall

6'5" x 3'4"

External composite front entrance door, wood effect flooring, ceiling light fitting, central heating radiator, giving direct access into the downstairs WC and further access to the ground floor accommodation.

WC

5'8" x 2'11"

Low level WC, hand wash basin with mixer tap and tiled splash back, central heating radiator, wood effect flooring, opaque UPVC double glazed window to the front elevation.

Lounge

13'8" x 12'9" max

UPVC double glazed walk in bay window, carpet flooring, central heating radiators, ceiling light fitting, ample power points, under stair storage, stair access to the first floor accommodation.

Kitchen/Diner

15'9" x 10'7"

Fitted kitchen comprising wall and base units with work surface over, stainless steel sink with double drainer and mixer tap, integrated oven and hob with extractor over, space to house a washer/dryer, space for fridge freezer, ceiling light fitting, UPVC double glazed window to the rear elevation, wood effect flooring throughout, central heating radiator, ceiling light fitting over the dining area and French doors leading out into the rear garden, ample power points throughout.

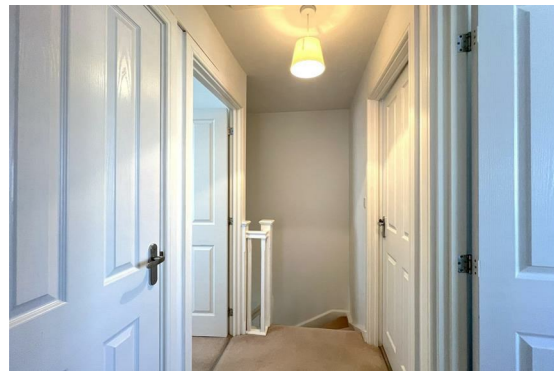
Landing

Providing access to all accommodation on the first floor, carpet flooring, ceiling light fitting, access to the loft void which has been boarded to the middle with drop down ladders.

Bedroom One

10'1" x 9'1"

UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, built in storage cupboard, power points, direct access into the En suite.



En Suite

5'8" x 5'4"

Three piece suite comprising low level WC, hand wash basin with mixer tap, walk in mixer shower, half tiled walls and tiled splash back, wall mounted mirrored cabinet, extractor fan, ceiling light fitting, tile effect flooring, central heating radiator, UPVC double glazed frosted window to the front elevation.

Bedroom Two

9'0" x 8'9"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom Three

8'9" x 6'5"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bathroom

6'2" x 5'8"

Three piece white suite comprising low level WC, hand wash with mixer tap and tiled splash back, low level bath with mixer tap and splash back, tile effect flooring, central heating radiator, extractor fan, opaque UPVC double glazed window to the side elevation, ceiling light fitting.

Externally

Externally, the property features off-road parking for two vehicles on a private driveway to the front, along with gated side access to the rear. The rear garden is designed for low maintenance, featuring a paved patio area and an additional tiered decorative stone seating space, providing plenty of options for outdoor relaxation. A wooden shed offers useful additional storage.

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.

Need to Sell?

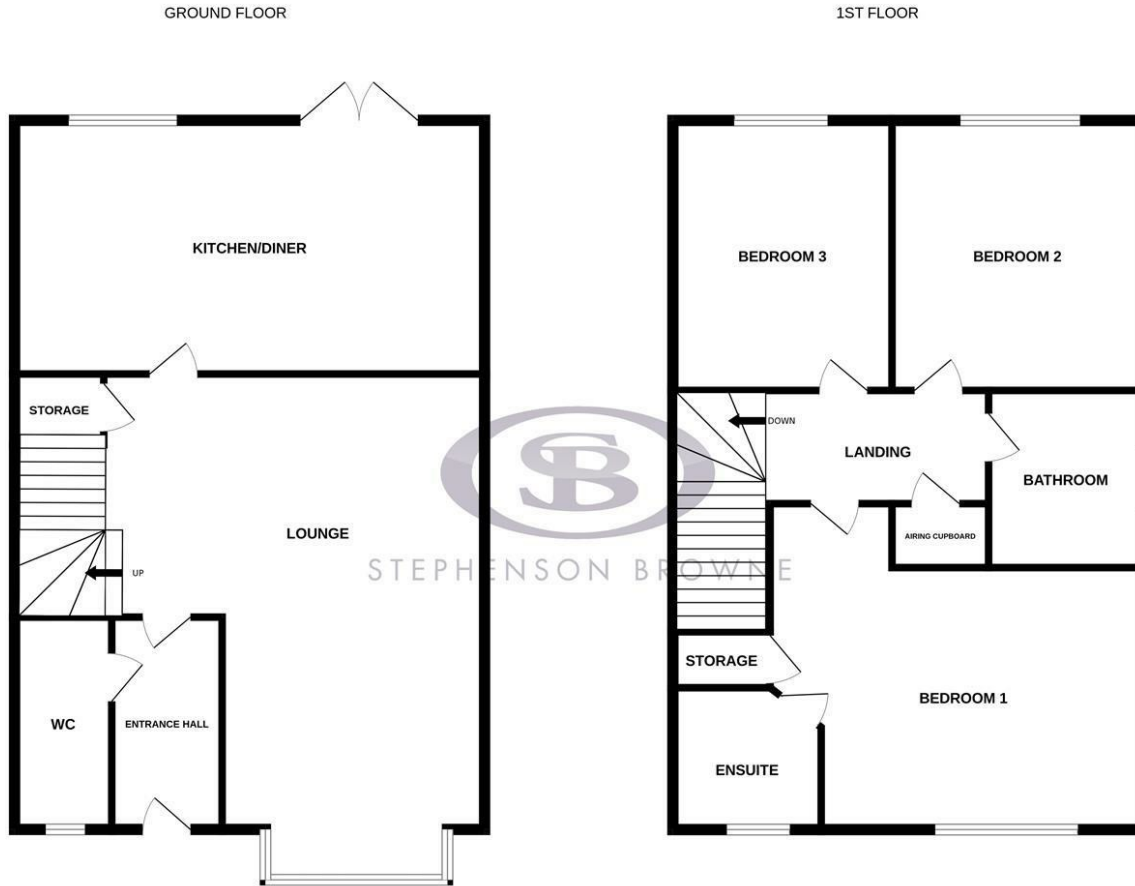
For a FREE valuation please call or e-mail and we will be happy to assist.

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.



Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

	Current	Potential
78		83

	Current	Potential

Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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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www.stephensonbrowne.co.uk