



**78 Leaman Road**

CW1 5AD

**Shared Ownership £248,500**



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STEPHENSON BROWNE

For Sale with No Onward Chain and at 71% Shared Ownership. This delightful three-bedroom detached family home on Leaman Road in Haslington is now available, offering modern and spacious living, perfect for families seeking comfort and convenience in a popular village location.

There is a bright and welcoming living room, plus an open-plan kitchen diner, ideal for both entertaining and everyday family life. The kitchen is well-equipped and flows into a separate utility room, providing additional space for household tasks. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

The first floor boasts three generously sized bedrooms, each designed with comfort in mind. The principle bedroom benefits from an ensuite shower room, while a well-appointed family bathroom serves the other two bedrooms, ensuring ample facilities for all.

This property is thoughtfully designed with smart storage solutions, including three storage cupboards, allowing for a clutter-free living environment. The ample wall space throughout the home provides flexibility for personalisation with your own furniture and decor.

Outside, the property offers driveway parking along with a single garage for additional storage or parking needs. The rear garden is a true highlight, featuring a private and enclosed space perfect for relaxation or entertaining. A charming pergola seating area invites you to enjoy the outdoors in comfort.

This well-presented home combines modern living with a peaceful village atmosphere, making it an ideal choice for families or anyone seeking a tranquil lifestyle.



**Entrance Hall**

17'3" x 6'4"

Understairs storage cupboard.

**Lounge**

14'0" x 11'1"

Dual aspect windows.

**Kitchen Diner**

18'0" x 11'3"

An open plan kitchen diner with space for a large dining table. A range a wall and base units with work surfaces over. Integrated fridge / freezer and dishwasher.

Four ring gas hob and electric oven. Peninsula / breakfast bar with space for three bar stools. Stainless steel sink. Patio doors.

**Utility**

6'2" x 5'2"

Base unit cupboards with work surface over and stainless steel sink. Space and plumbing for a washing machine.

**WC / Cloakroom**

6'1" x 5'6"

Hand wash basin and WC. Space for storing cloaks.

**Landing**

9'10" x 7'0"

Over-stairs storage cupboard.

**Bedroom One**

13'1" x 10'7"

A large principle bedroom.

**Ensuite**

8'3" x 6'2"

Comprising a walk-in shower, hand wash basin and WC.

**Bedroom Two**

17'7" x 10'8"

A great sized double bedroom.

**Bedroom Three / Dressing Room**

8'2" x 7'0"

With storage cupboard. Currently used as a large dressing room.

**Bathroom**

7'2" x 6'10"

Comprising a bathtub with shower above, hand wash basin and WC.

**Garage**

17'9" x 9'0"

Up and over garage door. Space above for additional boarded storage should it be required.

**Externally**

Driveway parking and front lawned area. Gated side access to the rear. A private and enclosed South-East facing rear garden with pergola seating area which benefits from the sun all afternoon and evening.

**General Notes**

There is a loft should boarding be required for additional storage.

**Shared Ownership / Tenure Figures**

Monthly Rent in Advance £262.66

Monthly Lease Management Fee in Advance £25.02

Monthly Insurance in Advance £13.98

Lease Length - 121 Years Remaining

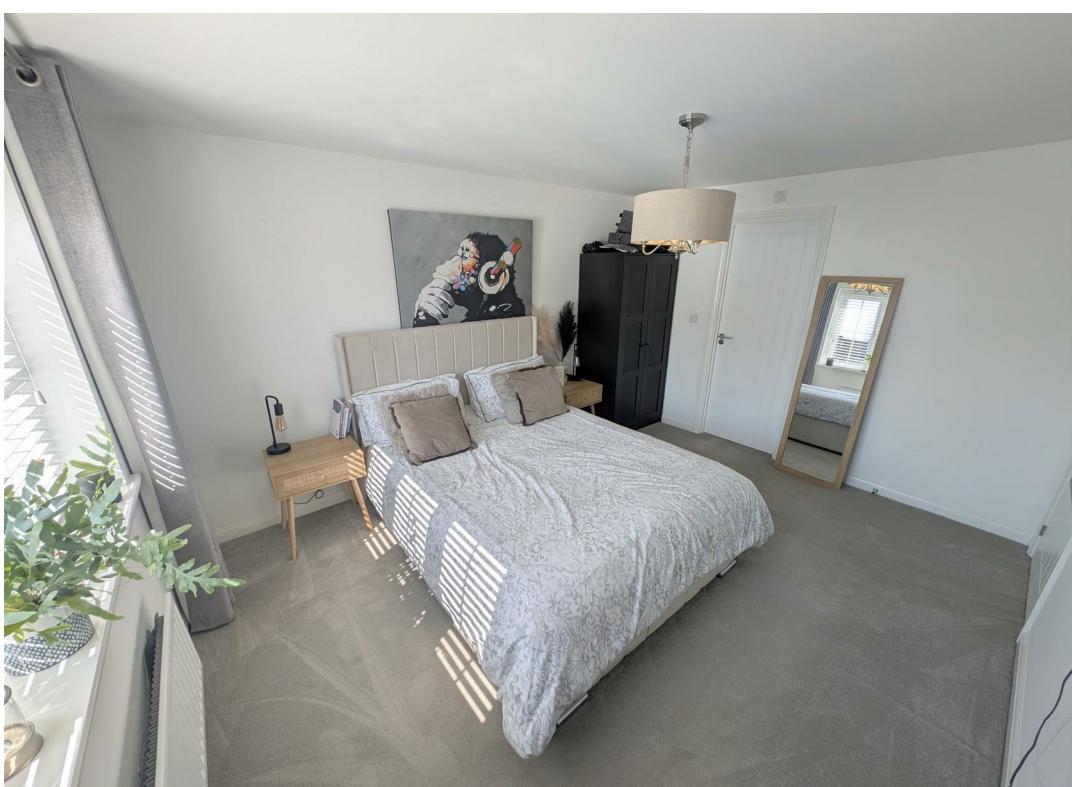
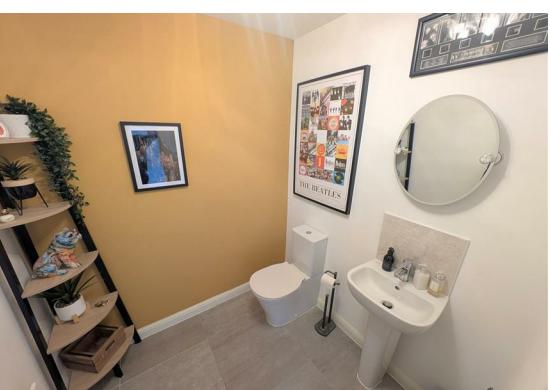
Heylo Housing

**AML Disclosure**

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- No Onward Chain
- 71% Shared Ownership at £248,500
- £350,000 RICS Valuation at 100% Share
- Garage
- Three Spacious Bedrooms
- Ensuite, Bathroom & Downstairs WC
- Open Plan Kitchen Diner & Separate Utility
- Driveway Parking
- Private & Enclosed Rear Garden
- Popular Family / Village Location

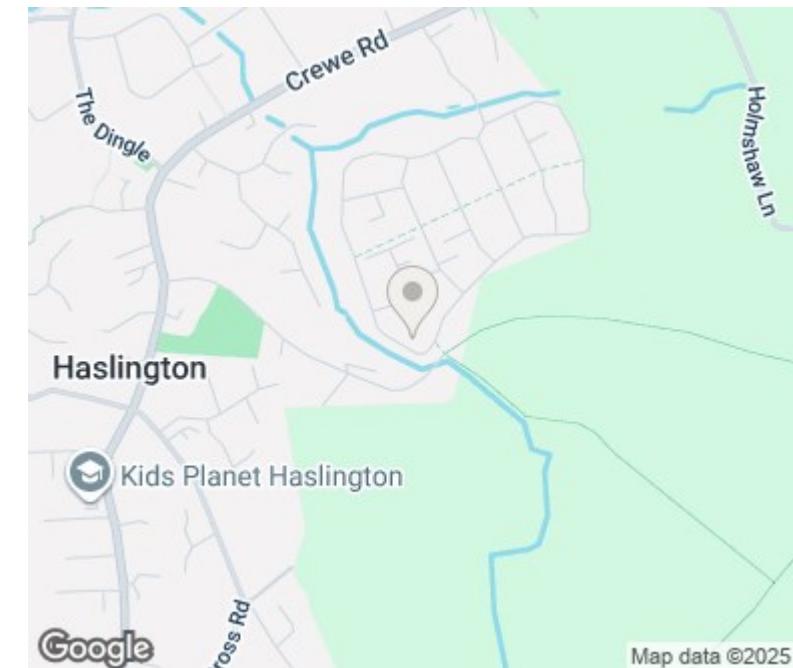




## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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

## Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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