



71 Patrons Drive

CW11 3AS

35% Shared ownership £70,000



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STEPHENSON BROWNE

This two-spacious bedroomed home on Patrons Drive presents a rare opportunity for first-time buyers, offering a shared ownership scheme of 35%, making it an affordable entry point into the housing market.

Situated on Patrons Drive, this residence benefits from a pleasant neighbourhood atmosphere, making it an ideal location for those who appreciate community living. The surrounding area offers a variety of local amenities, including canalside walks, park, and local schools, all within easy reach.

The ground floor features a welcoming living room, perfect for entertaining guests or enjoying quiet evenings at home. This is open plan through to the kitchen which can accommodate a generous dining table. There are two generously sized double bedrooms, providing ample space for relaxation and rest. Storage is plentiful throughout the property, ensuring that all your belongings can be neatly tucked away. There is a well-presented bathroom, while the convenient downstairs WC enhances practicality for everyday living.

The property also benefits from driveway parking. Step outside to discover a private East-Facing rear garden, a wonderful space for unwinding in the fresh air.

Situated in a popular family estate, this home is conveniently located within walking distance to nearby schools, making it an excellent choice for families. Additionally, the town centre and surrounding areas are just a short drive away, providing easy access to a variety of amenities and services.



Entrance Hall

4'9" x 3'10"

Living Room

15'3" x 9'10"

With spacious understairs storage with power sockets. Double aspect windows.

Kitchen / Dining Area

10'9" x 9'10"

A range of wall and base units with worktops over. Space for a tall freestanding fridge / freezer. Under counter space and plumbing for a washing machine. Four ring gas hob with extraction hood above and electric oven below.

Rear Porch

5'4" x 4'1"

WC

4'7" x 3'2"

WC and sink.

Landing

With access to the loft.

Bedroom One

13'7" x 9'10"

With storage cupboard.

Bedroom Two

13'9" x 9'10"

With over-stairs storage cupboard.

Bathroom

6'6" x 6'5"

Three-piece suite comprising sink, WC and bathtub with shower over.

Externally

Driveway parking and lawned area to the front. Side access leading to the private rear garden and patio area. Shed.

General Notes

Boiler installed 2014.

One parking space plus one space which is shared with next door.

Venetian and roller blinds throughout.

The loft is partially boarded, with fitted ladder and light.

Location

From Moss Lane, turn right onto Harry Mortimer Way, then turn left immediately onto Teddy Gray Avenue. The next right is Patrons Drive and make the next left to locate the property for sale.

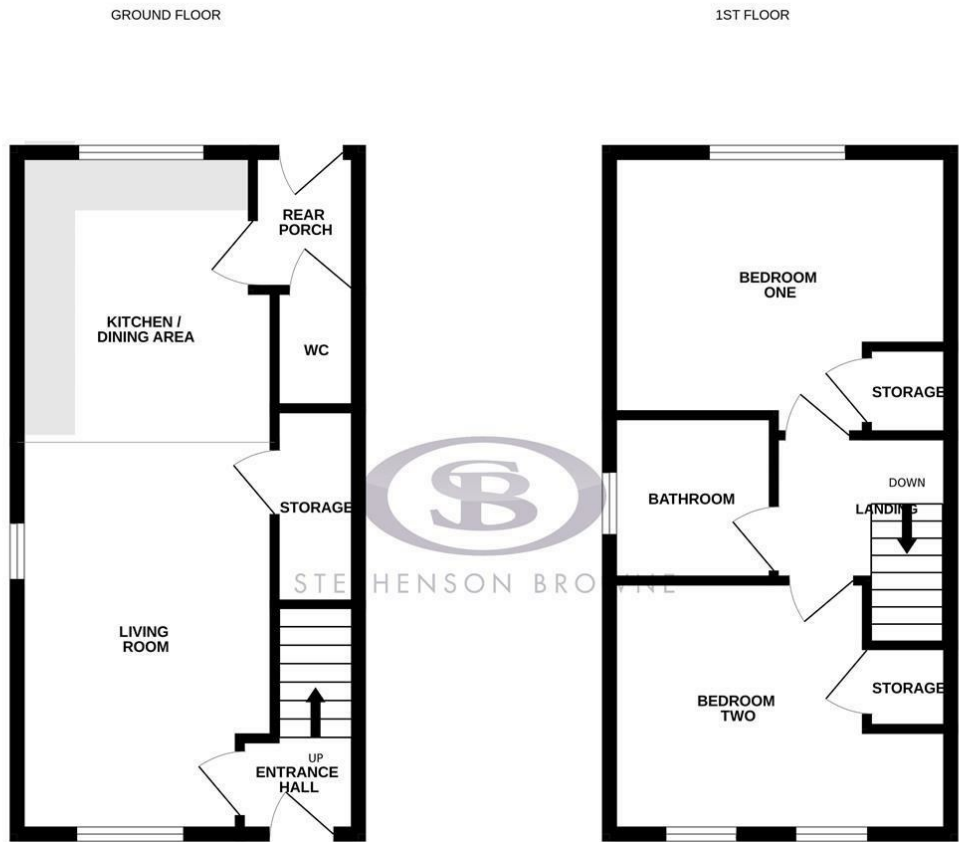


- East Facing Garden
- Shared Ownership 35%
- Ideal First Home on Popular Family Estate
- No Onward Chain
- Two Double Bedrooms
- Bathroom & WC
- Open Plan Living
- Low Maintenance & Private Rear Garden
- Driveway Parking
- No Through Road / Cul De Sac Effect Location



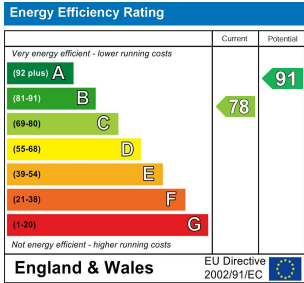


Floor Plan



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



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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