



68 Welles Street

CW11 1GU

50% Shared Ownership £57,500



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STEPHENSON BROWNE

Tucked away at the top of Welles Street in the charming town of Sandbach, this delightful ground floor apartment presents an excellent opportunity for first-time buyers. With no onward chain, you can move in with ease and enjoy all that this vibrant community has to offer.

The apartment complex was built in 2007, and is available through a 50% shared ownership scheme, making it an attractive option for those looking to step onto the property ladder. Located within walking distance to Sandbach town centre, you will find a variety of shops, cafes, and local amenities just a short stroll away.

The apartment boasts a spacious and inviting open plan living area, perfect for both relaxation and entertaining. The well-designed layout includes two generously sized bedrooms, providing ample space for rest and personalisation. The modern shower room adds a touch of contemporary comfort, ensuring your daily routines are both convenient and enjoyable.

In addition to its appealing interior, this property comes with the added benefit of allocated parking for one vehicle, along with visitor parking for guests. The communal gardens offer a lovely outdoor space to unwind, making it an ideal setting for those who appreciate a touch of nature.

In summary, this two-bedroom apartment on Welles Street is a fantastic opportunity for anyone seeking a modern, spacious home in a convenient location. With its appealing features and community spirit, it is sure to attract interest from a range of buyers. Don't miss your chance to make this lovely apartment your new home.



Entrance Hall

With storage.

Living / Dining Area

13'11" x 13'1"

Double aspect living area or ideal space for dining table.

Kitchen

12'2" x 6'0"

Semi-open plan to the living / dining area.

Bedroom One

14'3" x 10'4"

Built-in wardrobes.

Bedroom Two

9'4" x 7'8"

Shower Room

6'4" x 5'10"

Monthly Rent

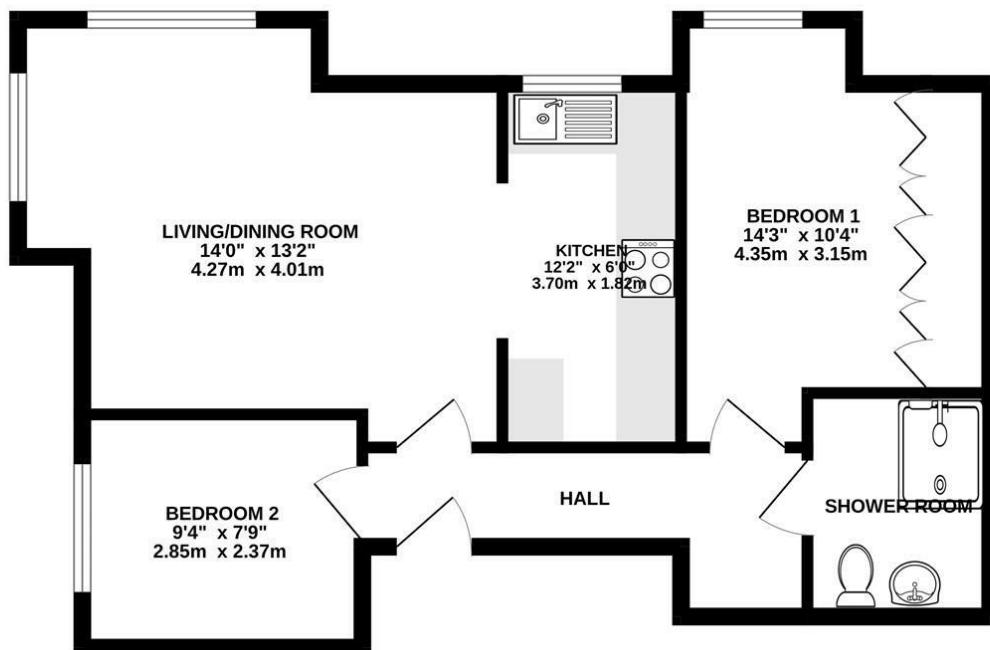
£364.41 a month



- No Onward Chain
- 50% Shared Ownership
- Ground Floor Apartment
- Walking Distance to Sandbach Town Centre
- Allocated Parking
- Visitor Parking
- Communal Gardens
- Ideal First Home
- Open Plan Living
- Shower Room

Floor Plan

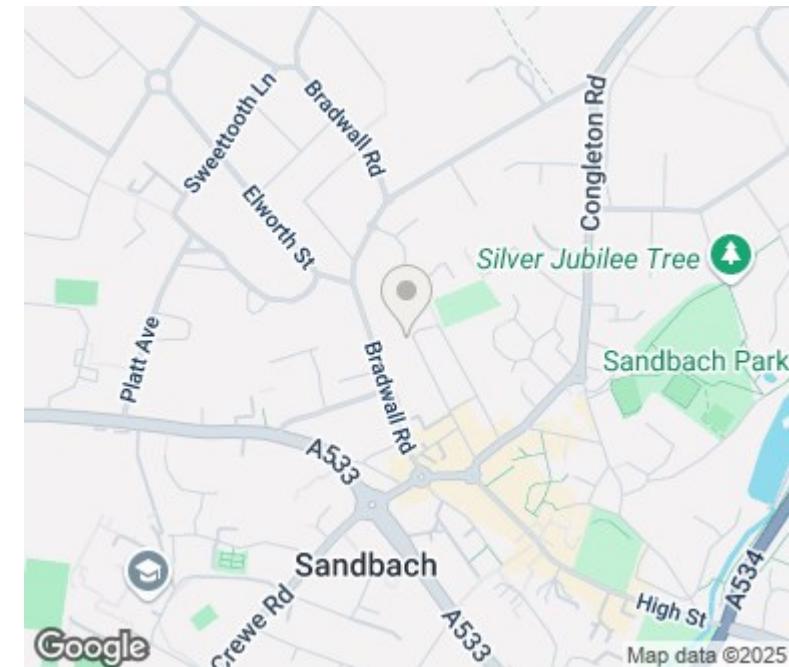
GROUND FLOOR



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



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

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

Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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