



Wright Marshall  
Estate Agents

10 HEYSBROOK CLOSE, LEFTWICH,  
NORTHWICH CW9 8TD

PRICE GUIDE £112,000



Modern three bedroom shared ownership property located within walking distance to the highly regarded County High School Leftwich

## Tenure

**\*\*Available as shared ownership under staircasing scheme to owning 100%\*\***

A modern three bedroom semi-detached home forming part of the highly desirable Acorn Gardens development in the heart of Leftwich. Less than 2 years old, this contemporary home was built by the renowned local developer CB Homes and includes a 10 year NHBC new build warranty.

This property is offered for sale with 40% ownership and rent is paid on the remaining 60% to Muir Housing Group equating to £278.76 per month. Shared ownership properties are a fantastic opportunity for first time buyers to climb the housing ladder and staircase the proportion owned up to 100% at a later date. A purchaser wishing to take advantage of the shared ownership scheme must meet certain criteria which we can provide further information on. The current monthly costs are £367.41 which includes the rent payable on the 60% not owned, the ground rent, buildings insurance and service charge.

## Description

Ground floor accommodation comprises hallway through spacious lounge with brand new carpets and a large double glazed window to the front aspect. The open plan kitchen/dining room with French doors and a large double glazed window to the rear aspect has a range of integrated appliances including an extractor hood, gas hob and double oven along with space for an American fridge freezer and has a range of low level and eye level units in both the kitchen and the utility room, one of which houses the Baxi combi boiler. The WC is located off the utility room and the French doors in the kitchen/dining room provide direct access to the deceptively spacious south facing enclosed rear garden.

Upstairs accommodation comprises spacious landing with a double glazed window to the side aspect, two double bedrooms, a single bedroom, all three with double glazed windows and a modern three piece family bathroom.

Externally there is a large driveway for two vehicles to the side aspect and there is direct side access to the spacious partly lawned partly flagged rear garden with outside storage space in the form of a timber shed.

Leftwich is conveniently located to the A556 connecting commuters to both the M56 and M6 motorways.

Regular bus routes include the London Road stop (Crewe-Northwich) which runs every 30 minutes, ideal for interested parties who don't drive.

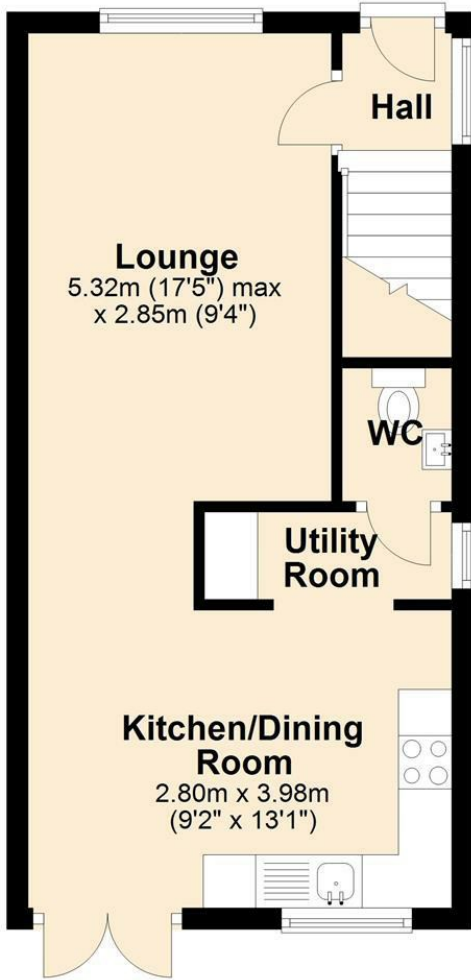
Local rail networks include Hartford train station (Liverpool-London line) and Greenbank train station (Chester-Manchester line) both of which are only a 10 minute drive away from the property.



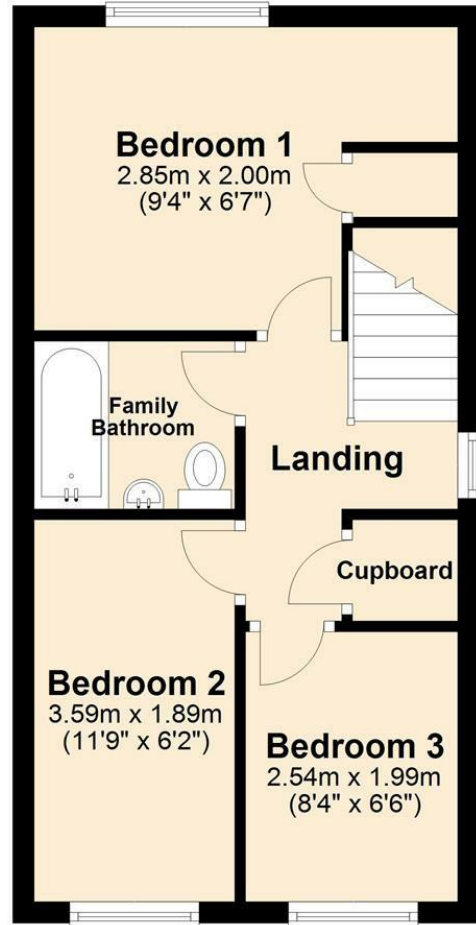




## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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