



10 PEN ROAD | WISTASTON | CHESHIRE | CW2 8WL | SHARED OWNERSHIP £98,000



**\*\*\* 35% SHARED OWNERSHIP \*\*\***

Nestled in the charming area of Wistaston, Cheshire, this delightful **THREE BEDROOM** semi-detached house on Pen Road offers a perfect blend of comfort and convenience. With well-proportioned rooms, this property is ideal for families, first time buyers or down sizers etc.

As you enter the home, you are greeted by a warm and inviting atmosphere, perfect for relaxation and entertaining. The layout is thoughtfully designed, providing ample living space that flows seamlessly from room to room. The kitchen diner is functional, stylish and well-equipped, making it a joy to prepare meals and gather with loved ones.

The bedrooms are generously sized, allowing for personalisation and comfort. Natural light floods through the windows, creating a bright and airy feel throughout the home. The garden, which accompanies the property, offers a safe enclosed lawned outdoor space for children to play, pets to run around in or for hosting summer barbecues with friends and family.

Located in Wistaston, you will find yourself in a friendly community with access to local amenities, schools, and parks, making it an excellent choice for families. The area is well-connected, providing easy access to nearby towns and cities, ensuring that you are never far from the action.

This semi-detached house on Pen Road is not just a property; it is a place where memories can be made.

The property is located in a sought-after leafy residential locality within a very short walk to nature and parkland walks, ensuring a peaceful atmosphere while still being conveniently close to local amenities. This delightful property presents a wonderful opportunity to create lasting memories in a beautiful setting.





#### DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane & continue. Turn left into Teal Way and follow Teal Way to the right. Take the right turn into Pen Road where the property will be observed on the right hand side.

#### LOCATION - WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and Crewe. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 and Jct 17 onto the M6 motorway, being approximately 6 miles distance.

#### NOTE – 35% SHARED OWNERSHIP

The property is offered for sale on a 35% share through 'Aspire Housing'. Please note there is an affordability & eligibility assessment required for any proposed buyer which will be signed off by 'Cerris Homes'.

Please contact the agent for further details.

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Please note:- The application requirements are for any interested buyers & these applications are required before an offer can be made on the property.

The main requirements for Shared Ownership are; the buyer cannot own a property in the UK or abroad (if they do then they need to have offer accepted) and cannot earn over £80k per annum income (as a single or joint application).

Please refer to the 2 links below that are for the two application forms Cerris Homes require completing before an offer can be made, the first is the eligibility application that is done direct through Cerris Homes and this will confirm the applicant meets the Shared Ownership criteria, we will contact the applicant directly to confirm the outcome of this application.

The second link is to the financial assessment, this is done through a company called TMP Sherwins (an independent mortgage broker) who carry out all 1st stage initial assessments for Cerris Homes, this assessment will confirm the applicant meets the HE affordability requirements for Shared Ownership.

There is no cost to this assessment, and it does not affect their credit score. Once we receive confirmation that this assessment is approved, we will let both the buyer and yourselves know that they can proceed to make a formal offer on the property and the stage 2 financial sign off can be started.

<https://e.cerrishomes.co.uk/p/7YIY-DBN/eligibility-application-form>

[www.tmpmortgages.co.uk](http://www.tmpmortgages.co.uk)



**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

ENTRANCE HALL 3'5 max x 8'6 max

LIVING ROOM 11'8 x 14'2





KITCHEN DINER 13'9 x 11'9

UTILITY AREA 5'6 x 3'6

SEPARATE CLOAKS WC 3'6 x 4'7

FIRST FLOOR LANDING 7'0 x 6'10

FAMILY BATHROOM 9'1 x 6'3

BEDROOM TWO 15'4 x 7'3

BEDROOM THREE 11'9 x 7'11





BEDROOM ONE 12'8 x 9'0



#### EXTERIOR

Attractive front hedge with paved pathway to entrance door with canopy porch. Tarmacadam tandem driveway to side with parking for two / three vehicles.

The rear garden is laid to lawn & of a good yet manageable size with close boarded boundary fencing & side gate together with a patio and space for shed.

EPC RATING: B

COUNCIL TAX BAND: C

#### SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

(Current service / maintenance charge £16.91 - for the maintenance of the estate and is reviewed annually on 1<sup>st</sup> April).

#### TENURE

Leasehold with vacant possession upon completion (Subject to Contract). Commencement of lease: TBC.

The managing agents are Aspire Housing - part of Cerris Homes.

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

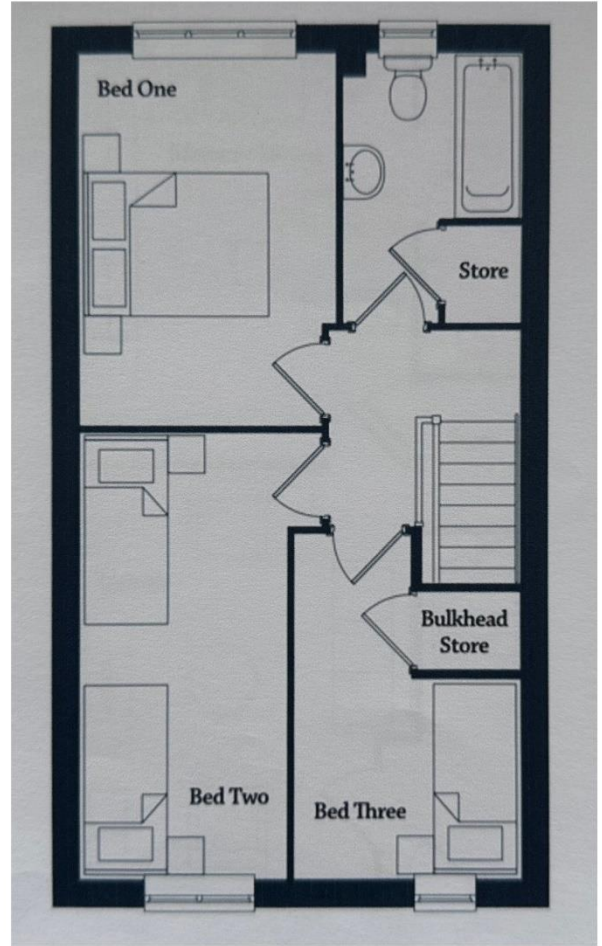
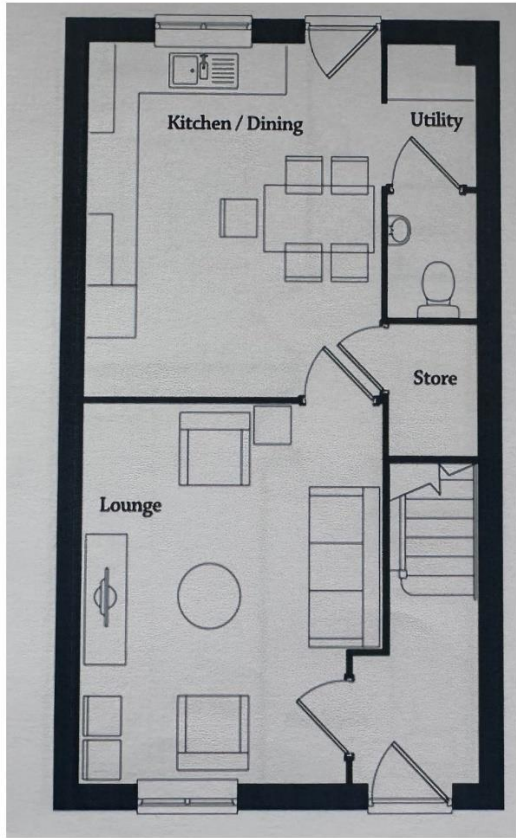
#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





Wright Marshall  
Estate Agents

Tel : 01270 625410

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