



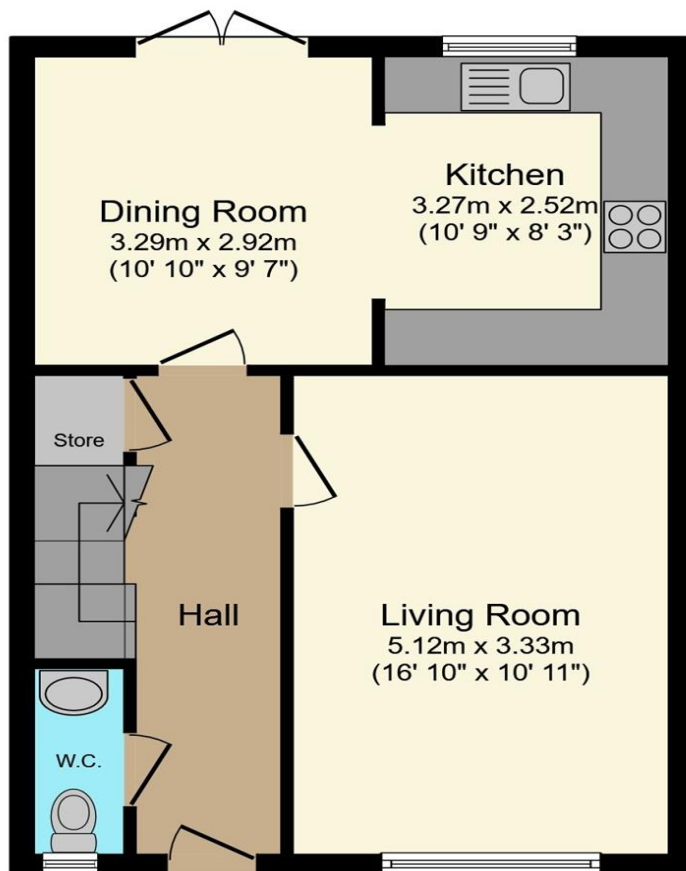
Old Spot Way, WINSFORD CW7 1GR

welcome to

Old Spot Way, WINSFORD

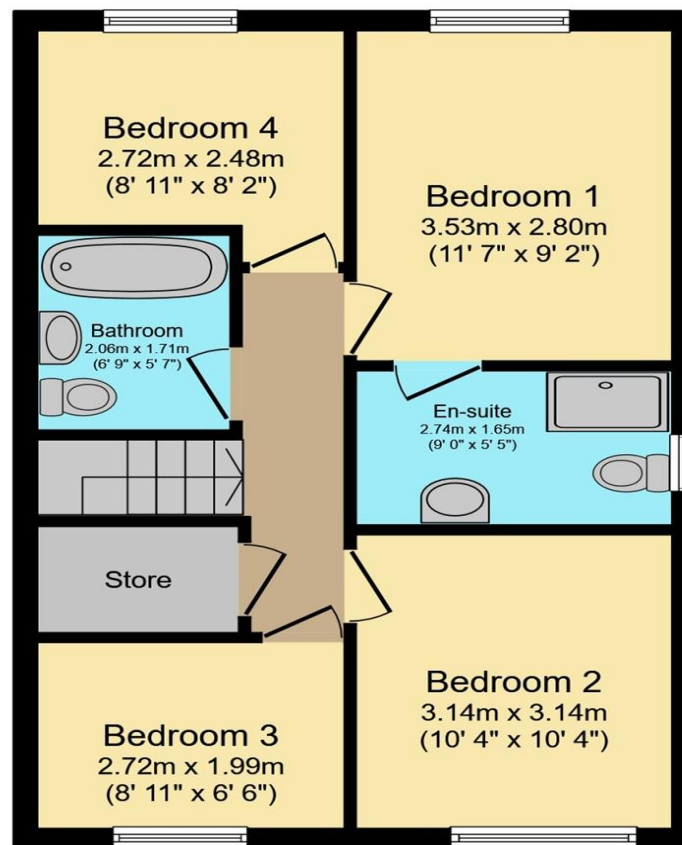
A modern and spacious four-bedroom semi-detached home, Shared Ownership property available to Staircase to 100% ownership on Completion, Freehold on completion or similar. The advertised price is for the





Ground Floor

Floor area 47.9 m² (515 sq.ft.)



First Floor

Floor area 47.9 m² (515 sq.ft.)

Total floor area: 95.8 m² (1,031 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Hallway

Living Room

10' 11" x 16' 10" (3.33m x 5.13m)

Dining Room

10' 10" x 9' 7" (3.30m x 2.92m)

Kitchen

10' 9" x 8' 3" (3.28m x 2.51m)

Downstairs W/C

Landing

Bedroom One

11' 7" x 9' 2" (3.53m x 2.79m)

En-Suite

Bedroom Two

10' 4" x 10' 4" (3.15m x 3.15m)

Bedroom Three

8' 11" x 6' 6" (2.72m x 1.98m)

Bedroom Four

8' 11" x 8' 2" (2.72m x 2.49m)

Bathroom

External

Outside, the property boasts a private rear garden, perfect for outdoor dining, children's play areas, or simply relaxing in the warmer months. Off-road parking ensures added convenience.

Agents Note:

Haylo Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 35% share plus the remaining 65% share of the property from Haylo Housing Association. The advertised price is for the 100% Freehold.

Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Old Spot Way, WINSFORD

- Shared Ownership property available to Staircase to 100% ownership on Completion to freehold or similar.
- Four Bedroom
- Semi Detached home
- Contemporary Kitchen/Diner
- Bright and Spacious lounge

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 173.64

Ground Rent: 329.76

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Feb 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£255,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108942



Property Ref:
WSF108942 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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