



Cheshires Way, Chester, CH3

£117,500

None

Tenure: Leasehold, **Bedrooms:** 3

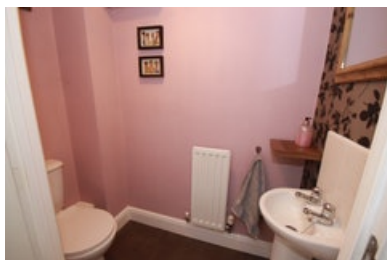
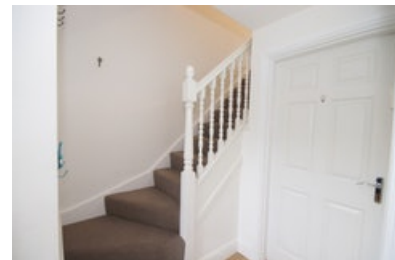
..... 50% SHARED OWNERSHIP - LOVELY END TERRACE PROPERTY..... New to the market this lovely end terrace property is 50% shared ownership with Sanctuary Housing, there is also opportunity to 'staircase' and purchase extra ownership . Situated in the sought after area of Cheater th

Key features:

- Shared Ownership 50%
- End terrace property
- 3 Bedrooms
- Ground floor wc
- En-suite to master bedroom
- Open plan kitchen/diner
- Garden

Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band C (£1598.45 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 112 years remaining
Ground Rent: £300.00 per-month
Maintenance Company: Sanctuary housing.



..... 50% SHARED OWNERSHIP - LOVELY END TERRACE PROPERTY.....

New to the market this lovely end terrace property is 50% shared ownership with Sanctuary Housing, there is also opportunity to 'staircase' and purchase extra ownership .

Situated in the sought after area of Cheater this property is immaculately presented throughout and move in ready. Ideal for a family or for the first time buyer early inspection is recommended.

From the main entrance you enter the hallway which has ground floor wc to the left, to the right you enter the kitchen/diner which has been fully fitted with modern wooden units and has integrated appliances and co-ordinating worktops, there is a separate dining area.

At the end of the hall you enter the good size lounge which has wooden flooring and french doors leading on to the patio and rear garden.

On the first floor is a large master bedroom which has the added benefit of an en-suite bathroom with walk in shower, there are a further two bedrooms one of which is a double and a family bathroom with modern white suite and tiling.

To the front of the property there are two designated parking spaces and to the rear is a garden with patio area.

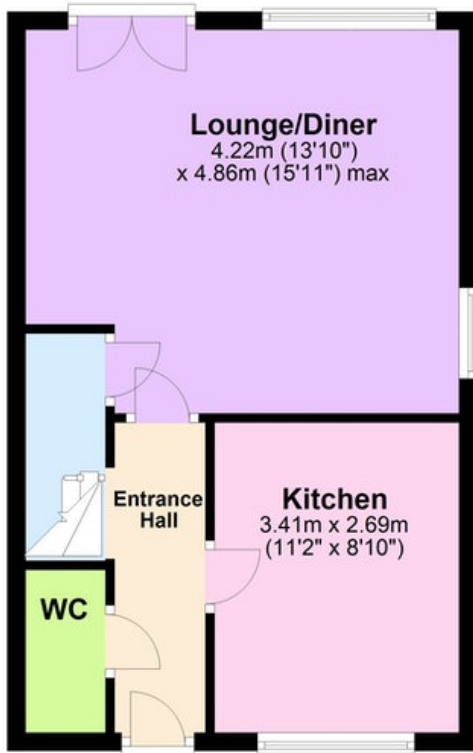
Prospective purchasers must complete a 'shared ownership' application form and Sanctuary Housing must approve the purchase. Rent including maintenance is approximately £300 per month.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links.

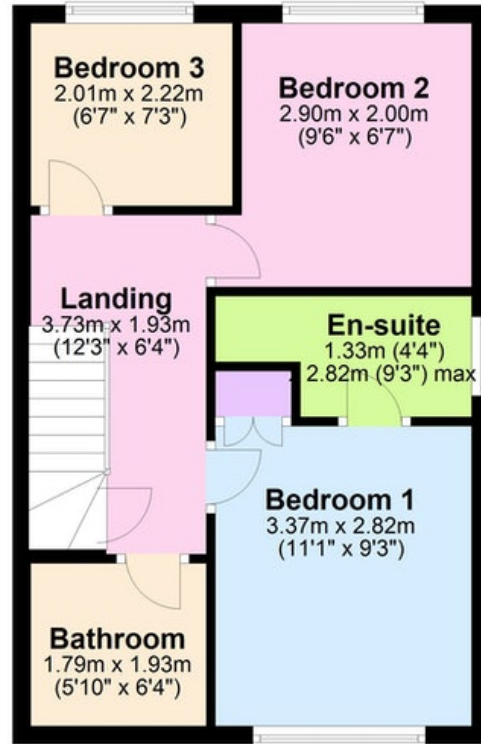
This is a lovely property with many features and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:

Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate

49, Cheshires Way, Saighton, CHESTER, CH3 6BB

Dwelling type: End-terrace house **Reference number:** 0158-5933-6242-7222-8934
Date of assessment: 05 December 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 05 December 2012 **Total floor area:** 76 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,371
Over 3 years you could save	£ 159

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 159 over 3 years </div>
Heating	£ 882 over 3 years	£ 876 over 3 years	
Hot Water	£ 330 over 3 years	£ 177 over 3 years	
Totals	£ 1,371	£ 1,212	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	77	91	(1-28) G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

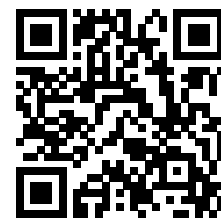
Recommended measures	Indicative cost	Typical savings over 3 years
1 Hot water cylinder thermostat	£200 - £400	£ 75
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 639

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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