

# chris hamriding

lettings & estate agents



## 106 Leaman Road, Crewe, CW1 5AD

### 40% Shared ownership £160,000

**40% SHARED OWNERSHIP!** Take a moment to view our signature, guided tour of this impressive home, offered for sale on a shared ownership scheme! Please note there is an eligibility criteria for this home, please contact the office on 01270 346500 for more information on being qualified for the scheme prior to viewing. Rent & service on remaining 60% share is £640pm

Constructed by reputable builders, 'Bellway Homes' on their Hazelmere development, a superb opportunity has arisen to acquire a fabulous, four bedroom detached family home, offered for sale on a 40% shared ownership scheme (RICS 100% market value is £400,000) enjoying a pleasant setting within the development being waterside and overlooking adjacent meadowland.

Accompanying the home are a number of features to note, some of which include:- energy efficient double glazing and gas central heating, a composite entrance door with feature glazing and complementing internal doors, a downstairs cloakroom, a valuable home office located at the front of the home, a huge multi-aspect lounge with French doors leading to the rear garden, an open-plan sociable dining kitchen complete with stylish units, working surfaces and a whole host of integrated appliances! This space is the entire length of the home and the rear even has built-in storage and bi-folding doors bringing the garden into the home. Upstairs, coming past the feature staircase and stair-runner, there are four exceptional bedrooms, with luxury en-suite shower room and dressing area to the master. Bedrooms two, three and four are equally as well presented and well-planned double rooms. Completing the upstairs is the family bathroom with its white sanitary suite and fully tiled walls.

## Accommodation

Entrance Hall 12'7" x 8'0" (3.840 x 2.453)

Cloakroom 5'10" x 4'9" (1.785 x 1.450)

Open-plan Kitchen/Diner 22'4" x 14'10" (6.820 x 4.526)

Snug 11'3" x 5'11" (3.452 x 1.809)

Lounge 16'11" x 11'1" (5.171 x 3.400)

First Floor Landing 11'8" x 10'1" (3.577 x 3.095)

Bedroom One 14'8" x 10'7" (4.474 x 3.242)

En-suite 6'9" x 5'3" (2.071 x 1.623)

Bedroom Two 13'11" x 11'4" (4.252 x 3.479)

Bedroom Three 11'2" x 7'8" (3.421 x 2.337)

Bedroom Four 10'6" x 7'7" (3.213 x 2.325)

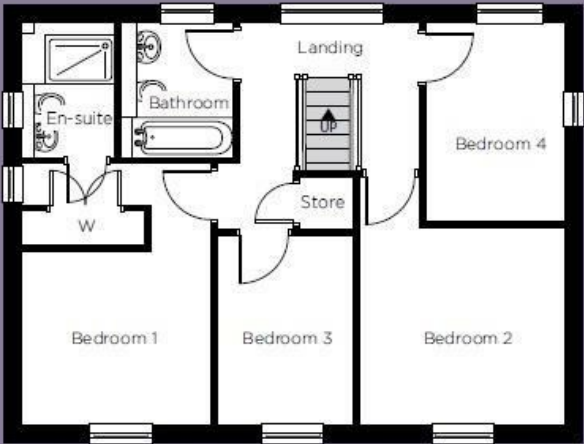
Family Bathroom 7'6" x 6'2" (2.301 x 1.890)



Floor Plan

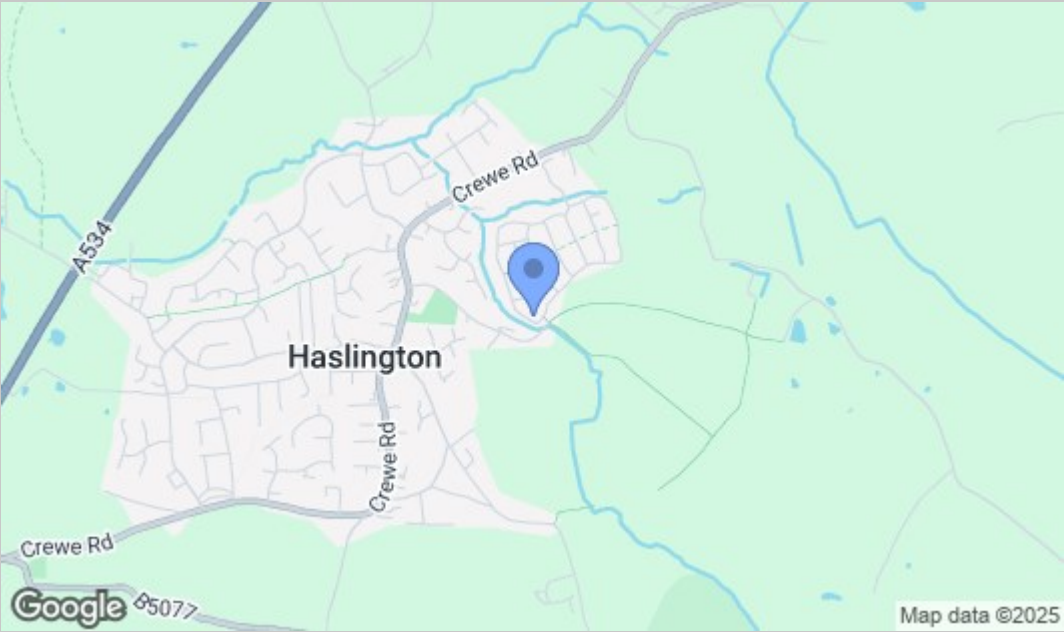


Ground Floor

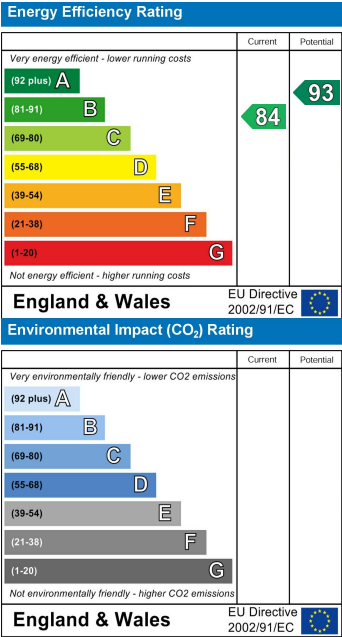


First Floor

Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.