

# chrishamriding

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## 45 Harry Mortimer Way, Sandbach, CW11 3AJ

### 25% Shared Ownership £47,500

Take a moment to view our guided, signature tour of this fantastic opportunity!!

A well presented mid-mews style property enjoying an established position in a favoured residential area. The property is being offered for sale on a Shared Ownership basis & the price advertised represents a 25% share in the property, further information is available upon request. Internal inspection will reveal well planned accommodation of deceptive proportions and in good decorative order.

Accompanying the property are a number of appealing features some of which include gas central heating, double glazed windows throughout, herringbone style laminate flooring to both the kitchen & bathroom areas, a sizeable built-in under stairs storage cupboard off the lounge area, a fitted kitchen incorporating an oven, hob and cooker extractor plus a wealth of deep storage and space for freestanding white goods. A rear lobby provides access to the rear garden and a ground floor WC.

Upstairs, there are two double bedrooms, each having handy built-in storage and a family bathroom with white sanitary ware and a separate, electric shower over the bath.

Externally, the property benefits from a parking bay to the front allowing off-road parking for two vehicles and established gardens to both front and rear, with the front being easy to maintain and the rear having an

## Accommodation

Entrance Hall 4'9" x 4'6" (1.46 x 1.38)

Open-Plan Living/Kitchen/Diner 27'6" x 10'2" (8.40 x 3.11)

Rear Lobby 5'10" x 4'2" (1.80 x 1.29)

Downstairs WC 4'8" x 3'2" (1.43 x 0.98)

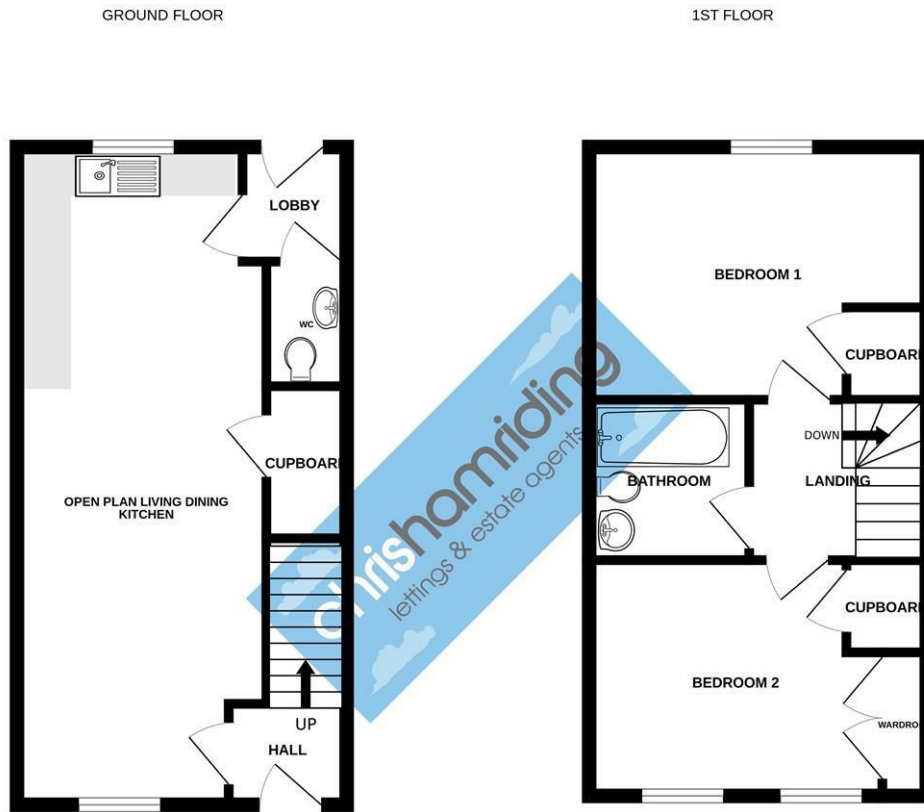
First Floor Landing 6'11" x 6'0" (2.11 x 1.84)

Bedroom One 13'10" x 10'4" (4.22 x 3.16)

Bedroom Two 13'9" x 9'8" (4.21 x 2.96)

Family Bathroom 6'6" x 6'5" (1.99 x 1.98)

# Floor Plan

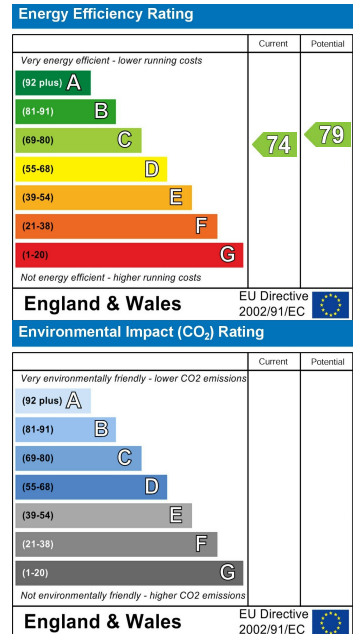


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

## Area Map



## Energy Efficiency Graph



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