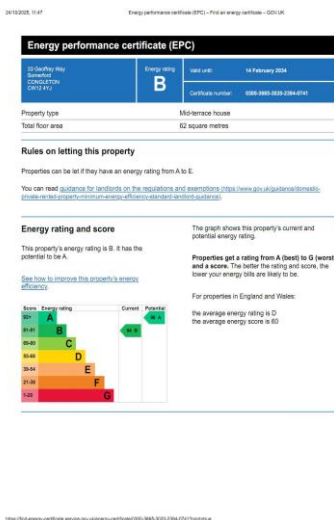
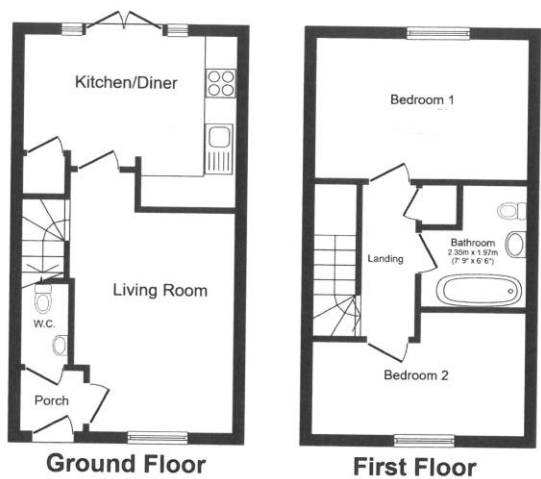


Timothy a brown



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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33 Geoffrey Way

Somerford, Congleton, Cheshire CW12 4YJ

Selling Price: Fixed £200,000

- IMMACULATELY PRESENTED MEWS HOME - BUILT IN 2024, MODERN AND UPGRADED.
- FULL MARKET VALUE £250,000, DISCOUNTED PURCHASE PRICE £200,000 (20% DISCOUNT).
- HALL/PORCH, CLOAKROOM/WC, LOUNGE
- DINING KITCHEN WITH APPLIANCES AND FRENCH DOORS TO GARDEN
- TWO GOOD-SIZED BEDROOMS AND BATHROOM
- REAR GARDEN, TWO ALLOCATED PARKING SPACES, FRONT AMENITY SPACE WITH PLAY AREA.
- EDGE OF CONGLETON, NEAR COUNTRYSIDE, SCHOOLS, BYPASS & WEST HEATH SHOPPING CENTRE
- CERTAIN ITEMS OF FURNITURE WITHIN THE PROPERTY ARE AVAILABLE TO PURCHASE SEPARATELY BY NEGOTIATION

NO CHAIN

This modern immaculately presented home is being sold under the discount scheme.

The full market price is £250,000, however, a purchaser pays £200,000 which is 80% of value, i.e. 20% discount. The scheme is administered by Cheshire East and an application to purchase must be approved by them.

Applications can be submitted to Cheshire East Council prior to a viewing being arranged regarding your interest by emailing LowCostHomeOwnership@cheshireeast.gov.uk

This affordable home was only built in 2024 and has been tastefully decorated and upgraded over the original specification.

The property has PVCu double glazing, gas fired central heating and has a commendable energy performance rating of 'B'

The accommodation comprises inner hall/porch, cloakroom/W.C., door to lounge with stairs to the first floor and door to en trend dining kitchen with fitted appliances and double French doors to the enclosed rear patio and garden.

At first floor level the landing allows access to two good sized bedrooms and bathroom.



Beyond the rear garden there are two allocated and dedicated car parking spaces. To the front of the property there is an amenity space with children's play facilities.

The property is located on the edge of Congleton with countryside. good schools for all ages, together with the bypass and West Heath shopping centre on the doorstep.

Don't miss the opportunity to purchase this property as properties on this scheme tend to sell quickly.

Please note: certain items of furniture within the property are available to purchase separately by negotiation.

Please contact our sales team for further information or to arrange a viewing

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite front door to:

HALL : Radiator. Doors to lounge and cloakroom/W.C.

CLOAKROOM : W.C. Wash hand basin. Partly tiled walls. Radiator.

LOUNGE 16' 0" x 9' 8" (4.87m x 2.94m) max (13'9 min): PVCu double glazed window. Radiator. Stairs. Doors to kitchen/diner.

KITCHEN DINER 13' 2" x 11' 0" (4.01m x 3.35m): PVCu double glazed window and double doors to rear. Attractive base and eye level units with laminated surfaces. Gas hob with extractor



canopy over and oven below. Inset single drainer stainless steel sink. Integrated washer dryer, fridge, freezer and dishwasher. Radiator. Door to storage cupboard.

FIRST FLOOR LANDING : Access to roof space. Door to storage cupboard. Radiator. Doors to all rooms.

BEDROOM 1 REAR 13' 2" x 8' 10" (4.01m x 2.69m): PVCu double glazed window to rear aspect. Radiator.

BEDROOM 2 FRONT 13' 3" x 7' 10" (4.04m x 2.39m) max: PVCu double glazed window to front aspect. Radiator.

BATHROOM : White suite comprising W.C., pedestal wash hand basin and panelled bath with shower and screen over. Partly tiled walls. Radiator. Electric shaver point. Tiled floor.

OUTSIDE :

FRONT : Estate access road and beyond is a green play area open space. Small lawn area behind railing and path leading to the front door.

REAR : Patio abutting onto lawn. Outside tap. Outside light. Shed/storage base. Fully enclosed by timber fence panels with rear gate leading onto dedicated car parking for two cars.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV CW12 4YJ

