



Energy performance certificate (EPC)

14, Yew Crescent, Somerford, Congleton, CW12 4ZG

Energy rating: B | Valid until: 12 June 2028

Property type: Detached house | Certificate number: 8808-7636-5180-0847-1992

Total floor area: 108 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions at www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance.

Energy rating and score

This property's energy rating is B. It has the potential to be A. See how to improve this property's energy efficiency.

<https://find-energy-certificate.service.gov.uk/energy-certificate/8808-7636-5180-0847-1992>

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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14 Yew Crescent
Somerford, Congleton, Cheshire CW12 4ZG

Selling Price: Shared Ownership £100,000

- EXECUTIVE FOUR BED DETACHED HOME WITH SHARED OWNERSHIP OPPORTUNITY
- FOUR BEDROOMS, INCLUDING A MASTER SUITE WITH FITTED WARDROBES AND ENSUITE
- OPEN-PLAN KITCHEN/DINING AREA WITH PATIO DOORS AND SEPARATE UTILITY ROOM
- BRIGHT BAY-FRONTED LOUNGE
- FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM/W.C.
- LONG DRIVEWAY LEADING TO A DETACHED GARAGE
- PRIVATE, ENCLOSED REAR GARDEN WITH PATIO & LAWN

Shared Ownership Opportunity – Executive 4-Bed Detached Home in Somerford.

Available through **Heylo Housing**, this stunning modern detached home offers an affordable route to homeownership with a **25% / 75% shared ownership split**.

The fixed asking price for your share is **£100,000** (full market value £400,000), with rent payable on the remaining £300,000 share at **£891 per calendar month**.

Applications via Heylo Housing – subject to eligibility and affordability checks.

This recently built executive home, constructed by **David Wilson Homes**, combines modern design with traditional charm. The ground floor welcomes you with a spacious hallway, cloakroom/W.C., and a front-facing lounge with a bay window. To the rear, the open-plan kitchen/dining area is perfect for family living and entertaining, with direct access to the patio and garden. A utility room completes the ground floor.

Upstairs, you'll find four well-proportioned bedrooms, including a master suite with fitted wardrobes and ensuite shower room, plus a stylish family bathroom.

Situated in the highly sought-after **Somerford** area of Congleton, this property is within walking distance of excellent schools, including Congleton



High School, Black Firs, and Quinta Primary Schools, as well as the West Heath shopping precinct. Congleton offers superb transport links, with **M6 J17 just 10 minutes away**, Holmes Chapel train station nearby for direct routes to Manchester and Crewe, and Manchester Airport only 17 miles away.

The local area boasts a wealth of leisure opportunities, from **Astbury Mere Country Park** to equestrian facilities at Somerford Park, alongside Congleton's vibrant mix of shops, restaurants, and cultural attractions.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Composite front door to hall.

HALL : Radiator. Under stairs storage. Laminate floor. Doors to all other rooms.

SEPARATE W.C. : PVCu double glazed opaque window. White suite comprising low level W.C. and pedestal wash hand basin. Half tiled walls. Radiator. Laminate floor. Door to storage cupboard.

LOUNGE 17' 10" x 11' 0" (5.43m x 3.35m) into bay: PVCu double glazed bay window to front aspect. Radiator.

DINING KITCHEN / FAMILY AREA 19' 8" x 12' 3" (5.99m x 3.73m): PVCu double glazed double doors to rear and separate PVCu double glazed window. Fully fitted white hi-gloss kitchen with timber effect laminated surfaces. 6-ring gas hob with extractor over. Split level double oven. Dishwasher. Fridge and Freezer. Single drainer stainless steel sink. Two radiators. Door to utility room.



UTILITY 5' 3" x 4' 9" (1.60m x 1.45m): Matching base and eye level units to kitchen. Plumbing and space for washing machine. Space for other under unit appliances. Radiator. Concealed Ideal combi gas central heating boiler. Laminate floor. Door Composite double glazed door to outside.

First floor :

LANDING : Radiator. Double doors to large storage cupboard. Access to roof space. Doors to principle rooms.

BEDROOM 1 FRONT 12' 2" x 10' 7" (3.71m x 3.22m): PVCu double glazed window to front aspect. Radiator. Fitted double wardrobes.

EN SUITE : PVCu double glazed opaque window. White suite comprising: low level W.C., pedestal wash hand basin and double sized shower enclosure with sliding glass doors. Towel rail/radiator. Half tiled walls. Laminate floor.

BEDROOM 2 REAR 11' 0" x 8' 6" (3.35m x 2.59m): PVCu double glazed window to rear aspect. Radiator. Fitted double wardrobe.

BEDROOM 3 REAR 8' 10" x 7' 5" (2.69m x 2.26m) plus recess area: PVCu double glazed window to rear aspect. Radiator.

BEDROOM 4 FRONT 8' 8" x 7' 1" (2.64m x 2.16m) plus recess area: PVCu double glazed window to front aspect. Radiator.

BATHROOM : PVCu double glazed opaque window. White suite comprising low level W.C., pedestal wash hand basin and panelled bath. Half tiled walls. Towel rail/radiator. Laminate floor.

Outside :

FRONT : Open plan lawn with paths to front door.

SIDE : Long driveway providing parking for 3 cars terminating at the detached garage.



REAR : Enclosed rear garden with patio leading onto the lawn with gate leading to driveway and garage.

GARAGE 9' 9" x 17' 6" (2.97m x 5.33m): Constructed of brick and tile. Up and over door. Power and light.

TENURE : Freehold (subject to lease from Heylo).

AGENTS NOTE: Subject to valuation and fee the property can be purchased at full market value after 8 weeks of marketing. Also subject to agreement with Heylo, other percentages of shares can be purchased.

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: E

DIRECTIONS: SATNAV: CW12 4ZG

