



53 Lomas Way, Congleton, CW12 2GH

75% Shared Ownership £180,000

This fantastic semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient lifestyle offered for sale on an attractive shared ownership scheme allowing you to own 75% of the property while paying a modest rent on the remainder, making it an attractive option for a range of buyers. The scheme is run by Peaks & Plains and we encourage buyers to enquire with them online as to your suitability.

The property boasts two spacious double bedrooms and a tastefully designed bathroom, all located on the upper floor, ensuring a peaceful retreat for rest and relaxation. On the ground floor, you will find a beautiful lounge that invites natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen complements the living space, making it perfect for both entertaining guests and enjoying quiet meals.

This home is situated in an established and exclusive residential area, offering the best of both town and country living. With easy access to local amenities and commuting routes, it is ideal for first-time buyers, downsizers, professionals, or anyone looking for an affordable yet fulfilling lifestyle.

The property also features a two-car driveway, providing ample parking space, and a private rear garden that offers a serene outdoor space for relaxation or gardening.

With its appealing features and prime location, this semi-detached house on Lomas Way is a wonderful opportunity not to be missed.

Watch our video tour then call the local experts here at Chris Hamriding Estate Agents to book a viewing!

Additional costs

ADDITIONAL MONTHLY OUTGOINGS

Rent - £116.08 pcm

Management Fee - £6.64 pcm

Buildings Insurance - £28.44 pcm

Assurance Fee - £3.32 pcm

Third Party Management Fee - £12.52 pcm

THE LEASE

Lease: Term: 125 years from 30 April 2019

Local occupancy criteria

LOCAL OCCUPANCY RETRICTION

You will be required to complete a local occupancy form when submitting offer.

Category A: Currently lives or has lived within the administrative area of Cheshire East Council and has done so for 6 out of the last 12 months or 3 out of the last 5 years; or

Category B: Has immediate family (parent, sibling, child or adoptive parent) who are currently living in the administrative area of Cheshire East Council and who has done so for at least 5 years; or

Category C: Has a permanent contract of employment in the administrative area of Cheshire East Council; or

Category D: Is a member of the armed forces or former service personnel (within 5 years of their discharge) or a bereaved spouse or civil partner of a member of the armed forces leaving services family accommodation following the death of their spouse or partner, or a serving or former member of the reserve forces who needs to move because of a serious injury, medical condition or disability sustained as a result of such membership; or

Category E: Has other significant connections to the administrative area of Cheshire East Council such that in the reasonable opinion of the HM, they should be eligible for Affordable Housing within the administrative area of Cheshire East Council.

Entrance hall

Lounge

Kitchen

Stairs and landing

Bedroom one

Bedroom two

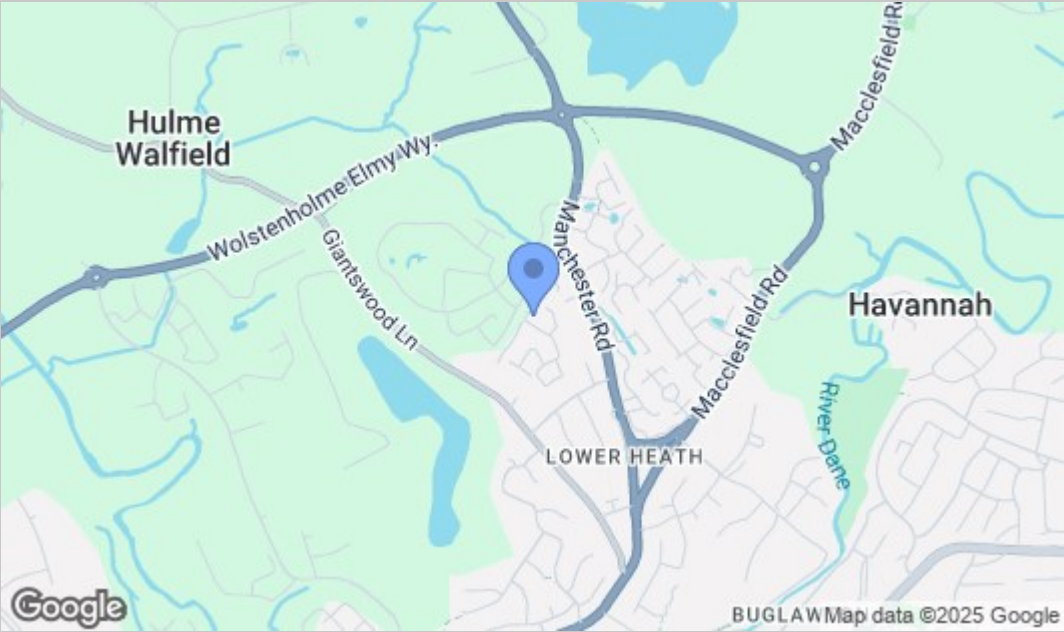
Bathroom

Gardens and two car driveway

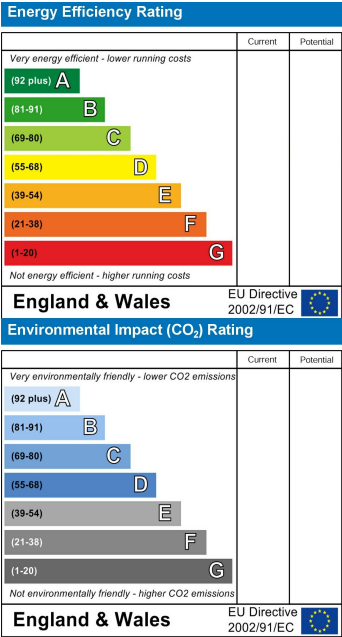
Floor Plan



Area Map



Energy Efficiency Graph



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