STEPHENSON BROWNE

Shaw Close, Congleton

CW12 1GF

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60% Shared ownership
£153,000

Description

60% SHARED OWNERSHIP!

This well-presented two-bedroom modern terraced home is available through a shared ownership scheme and represents an excellent opportunity for first-time buyers, young professionals and those looking to take their first step onto the property ladder. Currently available at a 60% shared ownership share, with options available from 35% up to 100% ownership (subject to eligibility and affordability criteria), this attractive home offers affordable modern living in a sought-after Congleton location.

The accommodation has been thoughtfully designed for contemporary lifestyles and comprises a welcoming entrance hallway, a spacious living room, a modern kitchen/dining room ideal for both everyday living and entertaining, and a convenient downstairs WC. To the first floor are two generously sized bedrooms and a stylish family bathroom, all presented to a good standard throughout.

Externally, the property benefits from a generous rear garden providing excellent outdoor space for relaxing and entertaining, while a private driveway offers ample off-road parking. The modern build design and practical layout make this an ideal home for buyers seeking low-maintenance living without compromising on space.

Situated within a popular residential development, the property enjoys convenient access to a range of local amenities, shops, supermarkets, schools and leisure facilities. Congleton town centre is just a short distance away, offering a vibrant mix of independent

retailers, cafés, restaurants and everyday services.

This fantastic shared ownership opportunity provides an affordable route into home ownership and early viewing is strongly recommended to appreciate the accommodation and lifestyle on offer.

Shared Ownership Eligibility Criteria
Available as part of a shared ownership scheme with shares available from 35% to 100% (please contact us for further information). Rent is payable on the share of the property you do not own, but this will decrease as you buy more of the property. Applications are subject to affordability and eligibility criteria.

Riverside Criteria
You can apply to buy the home if both of the following apply: • Your household income is £80,000 or less, • You cannot afford all of the deposit and mortgage payments to buy a home that meets your needs.

One of the following must also be true: • You're a first-time buyer, • You used to own a home but cannot afford to buy one now, • You're forming a new household - for example, after a relationship breakdown, • You're an existing shared owner, and you want to move, • You own a home and want to move but cannot afford to buy a new home for your needs.

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase. As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

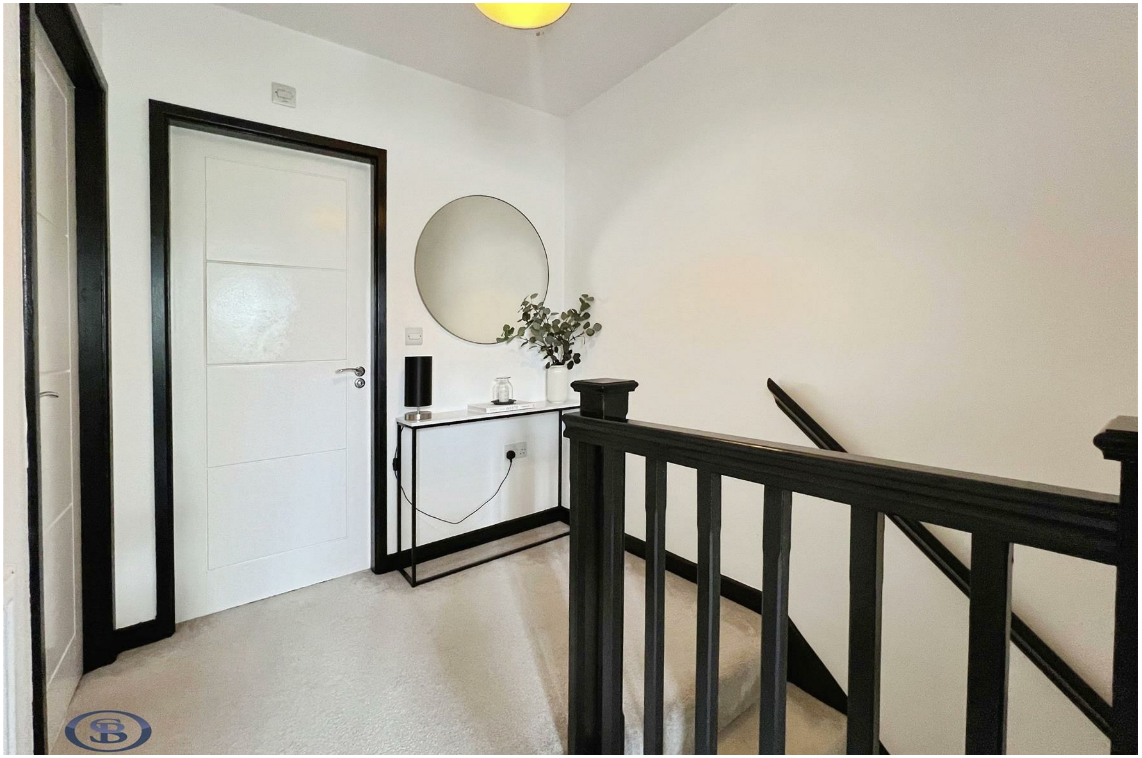
Tenure
We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. We have also been made aware that if the applicant purchased the property at 100% value it would be freehold.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Need to Sell?
For a FREE valuation please call or e-mail and we will be happy to assist.

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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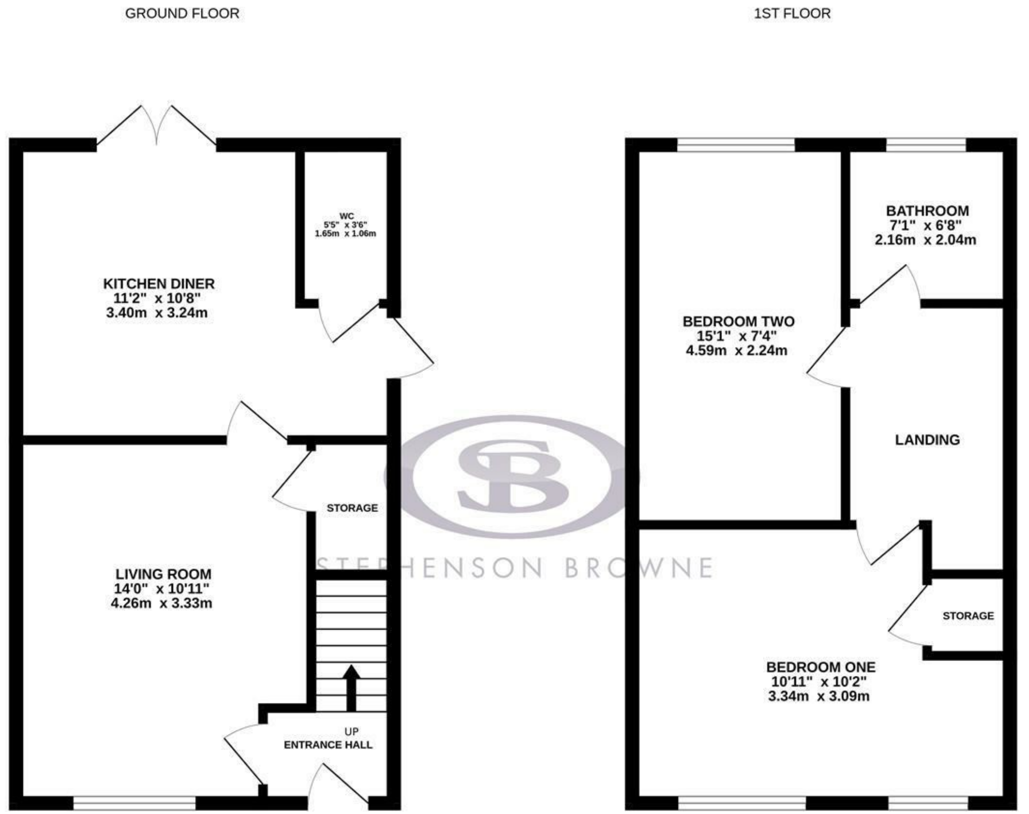
Floorplans



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.
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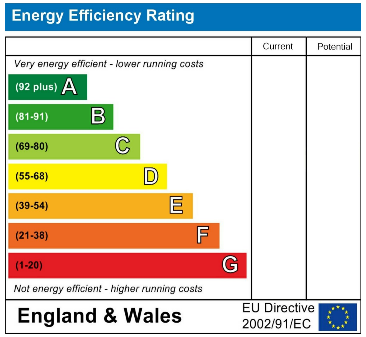
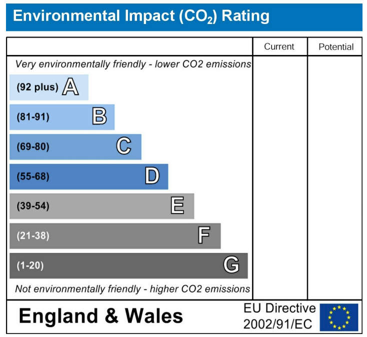
Area Map

EPC Rating





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