



58 SHAW CLOSE, CONGLETON, CW12 1GF

25% SHARED OWNERSHIP

055 000



STEPHENSON BROWNE

\*\*\*\* 25% SHARED OWNERSHIP \*\*\*

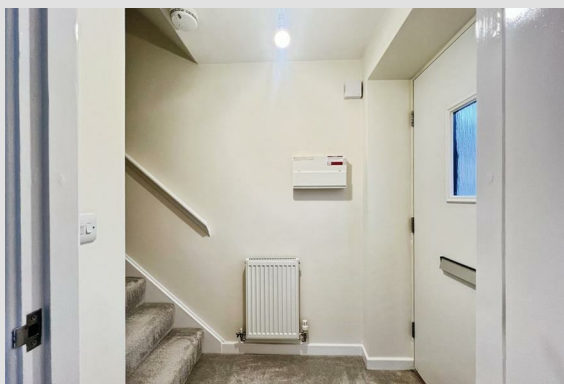
Offered for sale with no onward chain, this well presented two-bedroom shared ownership property through Riverside Housing offers an ideal opportunity for first-time buyers or anyone looking to take their first step onto the property ladder. Shaw Close enjoys a sought-after location, offering convenient access to Congleton Town Centre, Biddulph Valley Way and Daven Primary School, and is just a short walk from the local Co-op Food Store.

Stepping into the property, you are greeted by a welcoming entrance hall that leads seamlessly into the spacious lounge. From here, the home flows through to the bright kitchen and dining area, which offers ample space for appliances with French doors opening out to the rear garden. An added convenience on the ground floor is the well-appointed WC.

Upstairs, the landing provides access to two well-proportioned bedrooms, along with a modern family bathroom suite.

Externally, the front, the property enjoys a neat and well-maintained appearance, with lawned areas to either side of a paved pathway guiding you to the front door. The rear garden is mainly laid to lawn and provides ample space for an outdoor shed, along with a patio area ideal for outdoor dining and enjoying the warmer months. The garden is enclosed by a brick wall and benefits from gated side access, which leads through to the property's allocated off-road parking space at the rear.

Don't miss the opportunity to view this fantastic home, properties like this rarely stay on the market for long!



**Entrance Hall**

4'10" x 4'3"  
External front entrance door, ceiling light fitting, central heating radiator, carpet flooring, stair access to the first floor accommodation, fuse box, alarm system, power point.

**Lounge**

14'0" x 10'11"  
Dual aspect UPVC double glazed windows, ceiling light fitting, carpet flooring, central heating radiator, heating thermostat, power points, TV point.

**Kitchen/Diner**

11'0" x 10'7"  
Modern fitted kitchen comprising white gloss wall and base units with work surface over, inset stainless steel sink with double drainer and mixer tap, integrated oven, gas hob and extractor over, space for washer/dryer, space for fridge freezer, houses the boiler, ample power points, air ventilation vent, tiled flooring, ceiling light fitting, central heating radiator, French doors to the rear elevation, direct access to the WC.

**WC**

5'7" x 3'5"  
Low level WC, hand wash basin with mixer tap and tiled splash back, ceiling light fitting, central heating radiator, UPVC double glazed opaque window to the rear elevation, vinyl flooring.

**Landing**

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, power points, access to the loft.

**Bedroom One**

14'4" x 10'0" max  
UPVC double glazed dual aspect windows, ceiling light fitting, carpet flooring, central heating radiator, built in storage cupboard, power points.

**Bedroom Two**

15'0" x 7'3"  
Dual aspect UPVC double glazed windows, ceiling light fitting, carpet flooring, central heating radiator, power points.

**Bathroom**

7'0" x 6'7"  
Three piece white suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, low level bath with pillar taps and shower over with tiled splash back, vinyl flooring, chrome heated towel rail, shavers port, air ventilation vent, ceiling light fitting, UPVC double glazed opaque window to the rear elevation.

**Externally**

Externally to the front of the property is a well maintained laid to lawn area that wraps around the side of the property with mature hedges and a paved pathway leading up to the front door. There is gated side access into the rear garden made up of mostly laid to lawn with space to house a wooden shed for outdoor storage and patio area great for outdoor seating. Behind the garden is the driveway providing off road parking for one car.

**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.

**Need to Sell?**

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

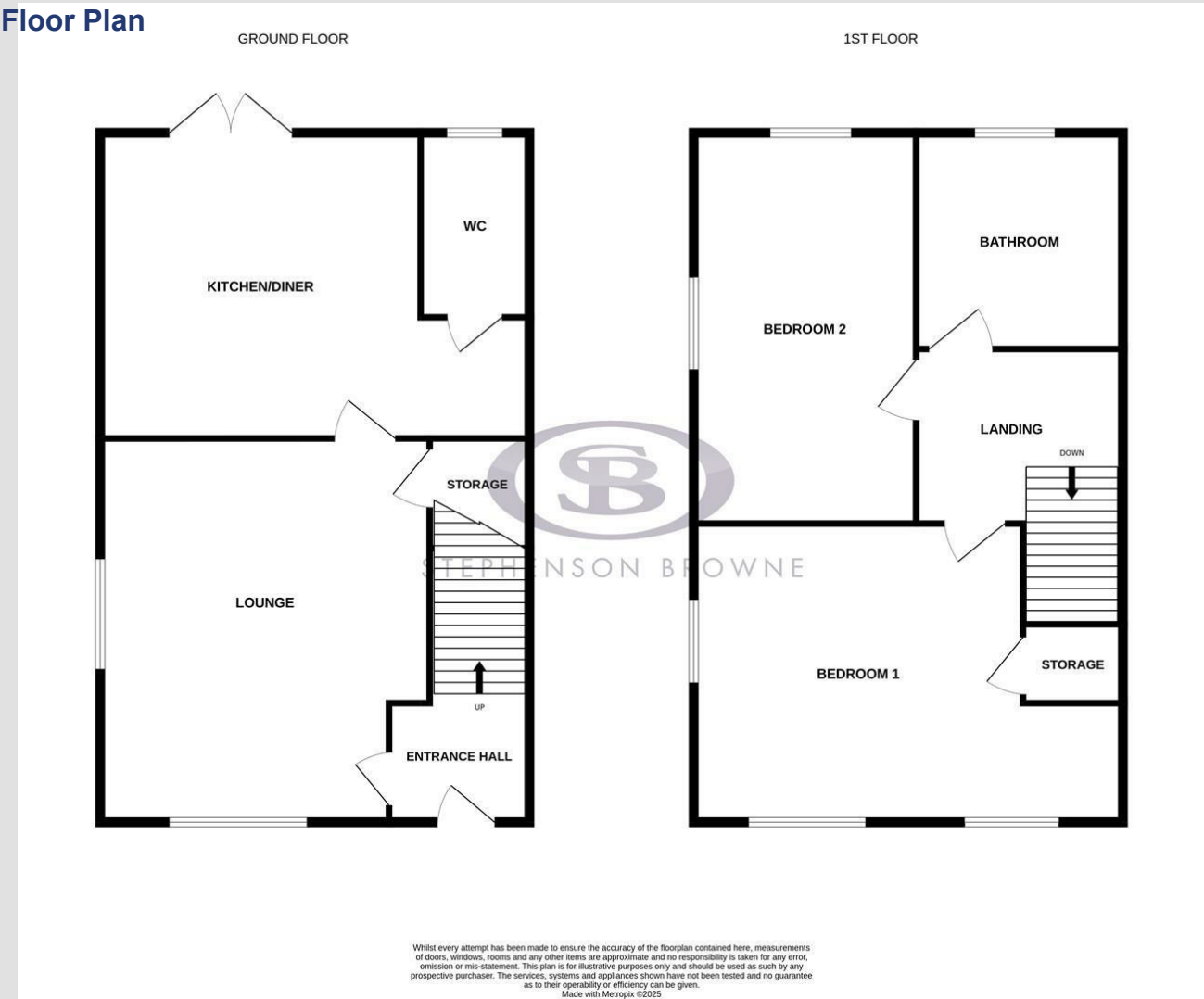
**AML Disclosure**

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.





Floor Plan



Area Map



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 96        |
| (81-91) B                                   |  | 83                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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