

STEPHENSON BROWNE

Dobson Way, Congleton

CW12 1GP

2 | 1 | 1 | B

75% Shared Ownership
£175,000

Description

A beautifully presented two-bedroom end-terrace home, offered on a 75% shared ownership basis and situated within the popular Lower Heath area of Congleton. This modern property is ideal for first-time buyers, couples or those looking to downsize, providing well-planned accommodation that is ready to move straight into.

The accommodation comprises a welcoming entrance hall, a spacious lounge with French doors opening onto the rear garden, a contemporary fitted kitchen complete with integrated oven, hob and extractor hood, and a convenient downstairs WC. The lounge is a bright and comfortable living space, perfect for both relaxing and entertaining, while the kitchen offers a stylish range of fitted units alongside ample worktop and storage space.

To the first floor are two generously sized double bedrooms and a modern family bathroom fitted with a bath and shower over. Both bedrooms enjoy plenty of natural light and offer flexible accommodation for a range of buyers.

Externally, the property benefits from a landscaped rear garden featuring a substantial porcelain-style patio and lawned area, creating an excellent outdoor space for entertaining, dining and everyday enjoyment. The home further benefits from gas central heating, low-energy lighting throughout and an impressive EPC Rating B.

Dobson Way forms part of a popular residential development within Lower Heath, conveniently positioned for local amenities, highly regarded schools and excellent transport links. Congleton town













centre is approximately a ten-minute drive away, offering a wide range of shops, cafés, restaurants and leisure facilities, while nearby road and rail connections make commuting to surrounding towns and cities straightforward.

The property is available on a 75% shared ownership basis, with rent payable on the remaining 25% share. Prospective purchasers will be required to satisfy the shared ownership eligibility criteria set by One Vision Housing.

All potential shared ownership purchasers will have to go through the process of eligibility and affordability assessments - they will need to submit an application to One Vision and go through the affordability assessment with Metro Finance to ensure it is affordable to them.

The monthly rental charge is approx. £193, with 117 years remaining on the lease.

To qualify for a One Vision Housing Shared Ownership home in Cheshire, Merseyside, and West Lancashire, applicants must meet the following core criteria:
• Household Income: Your total annual household income must be £80,000 or less.
• Property Ownership: You must not currently own another home or property (or you must be an existing shared owner looking to move, a first-time buyer, or a former homeowner who can no longer afford to buy outright).
• Affordability: You must be unable to purchase a suitable property on the open market without assistance, and you must be able to afford the mortgage, rent, and service charges for the share you buy.
• Share Sizes: You can initially purchase between 10% and 75% share of a new build property, with the option to staircase up to 100% ownership later on.
• Local Restrictions: Applications must comply with any specific Section 106 local connection or planning agreements tied to the individual development.
• Application Process: You need to apply directly through One Vision Housing and submit standard documentation (such as ID, 3 months of payslips, bank statements, and proof of savings).

Entrance Hall

Kitchen

Living Room

Downstairs WC

Landing

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.







Bedroom One

Bedroom Two

Bathroom

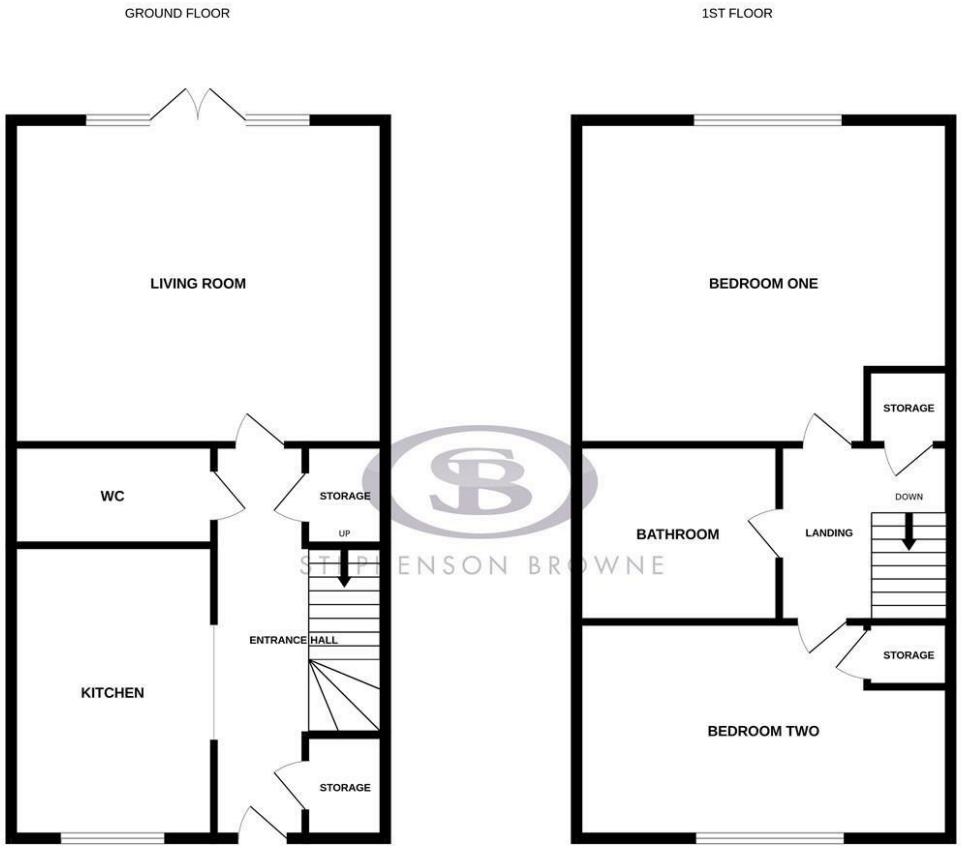
AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks 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.

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.



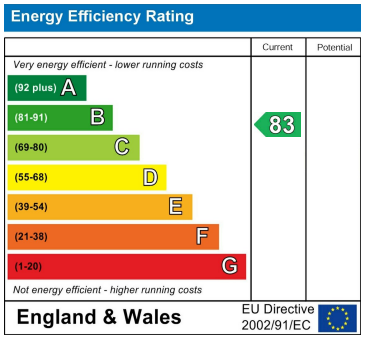
Floorplans

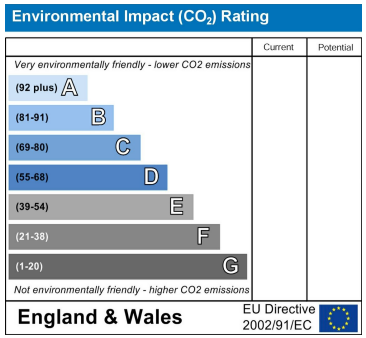


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

Area Map







NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64