

STEPHENSON BROWNE

Ginkgo Grove, Somerford, Congleton

CW12 4ZL

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£217,000

Description

Offered for sale at a 30% discount under the Cheshire East Discounted Sale Scheme, this modern three-bedroom semi-detached home, built by Barratt Homes in 2020, presents an excellent opportunity for eligible purchasers to acquire a contemporary family home at a reduced price. With an approximate open market value of £310,000, the property is available for £217,000, allowing buyers to own 100% of the property with no rent payable.

Please note that the property is subject to the terms of the Cheshire East Discounted Sale Scheme and must be sold to a purchaser who meets the scheme's eligibility criteria. Prospective buyers will need to complete an affordable housing application and obtain approval from Cheshire East Council before a sale can proceed.

Beautifully presented throughout, the accommodation comprises an entrance hall, cloakroom/WC, spacious lounge, and a stylish fitted kitchen/diner with French doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles. To the rear is a fully enclosed garden, predominantly laid to lawn and complemented by a paved patio area, creating an ideal space for outdoor dining and entertaining.

Situated within the highly sought-after West Heath area of Congleton, the property is ideally placed for a range of amenities and highly regarded schools, including









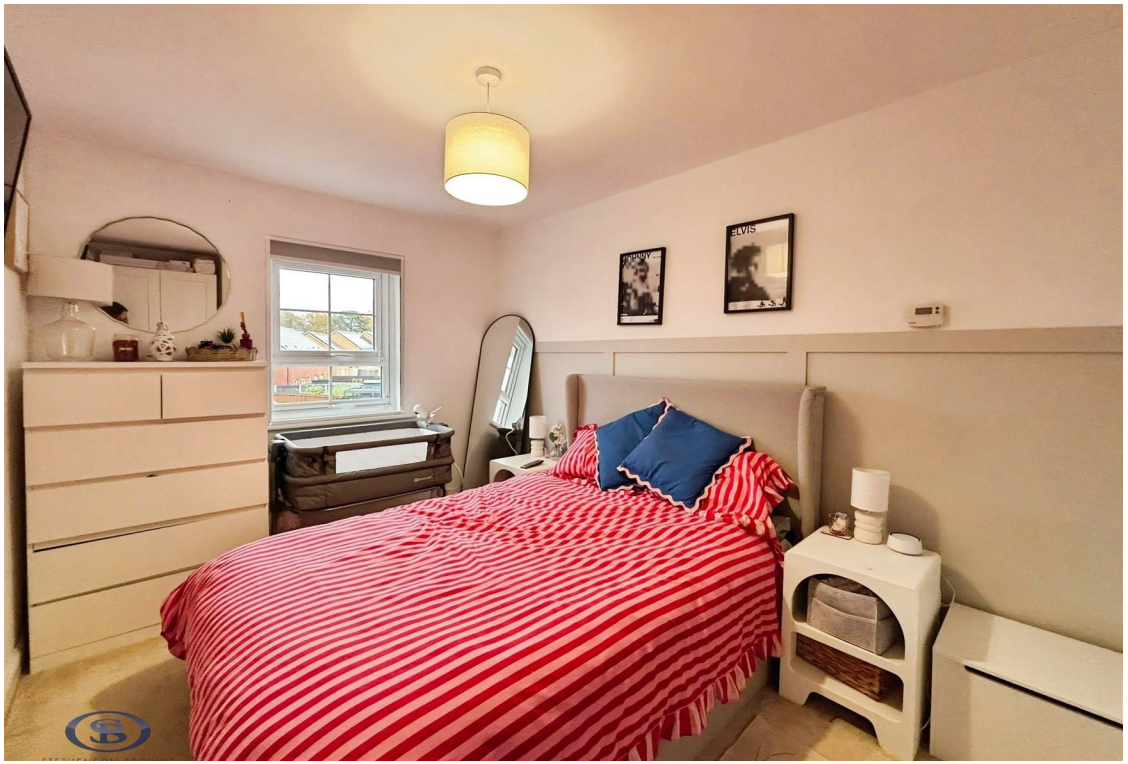




Congleton High School, Black Firs Primary School, and Quinta Primary School. Excellent transport links include convenient access to the A34, M6 Junction 17, Holmes Chapel railway station, and Manchester Airport, making it an excellent choice for commuters.

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.

















Affordable Housing Scheme Information

This property is available under the Cheshire East Council Affordable Housing Scheme and is offered at a fixed discounted sale price of £217,000, representing a permanent 30% discount against the full open market value. The property must be sold at this discounted figure (or less by agreement) and cannot be purchased by investors, as a second home, or by applicants without the right to reside in the UK.

Prospective purchasers must meet Cheshire East Council's eligibility criteria, including applicable local connection requirements and affordability assessments. Interested parties will be required to submit an Affordable Housing application, together with supporting documentation, including evidence of local connection and confirmation from an Independent Financial Adviser that the property is affordable at the discounted purchase price but not at the full open market value.

As a three-bedroom home, priority will initially be given to applications from families with children in accordance with Cheshire East Council's Affordable Housing criteria. Single applicants and couples are encouraged to apply and may be considered after the initial priority period if the property remains available.

Applications are assessed directly by Cheshire East Council on a first-come, first-served basis. Any sale is subject to the Council's approval of the purchaser before the transaction can proceed. Please note that purchaser approval is based on eligibility criteria and application assessment, rather than who has viewed the property first.

The current owners own 100% of the property and do not pay rent on the discounted equity share. The 30% discount remains attached to the property in perpetuity, meaning future sales must also be made at 70% of the prevailing open market value in accordance with the scheme requirements.

Please contact our office for further information regarding eligibility requirements and the application process before arranging a viewing. Further information below:

https://www.cheshireeast.gov.uk/housing/affordable-housing

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

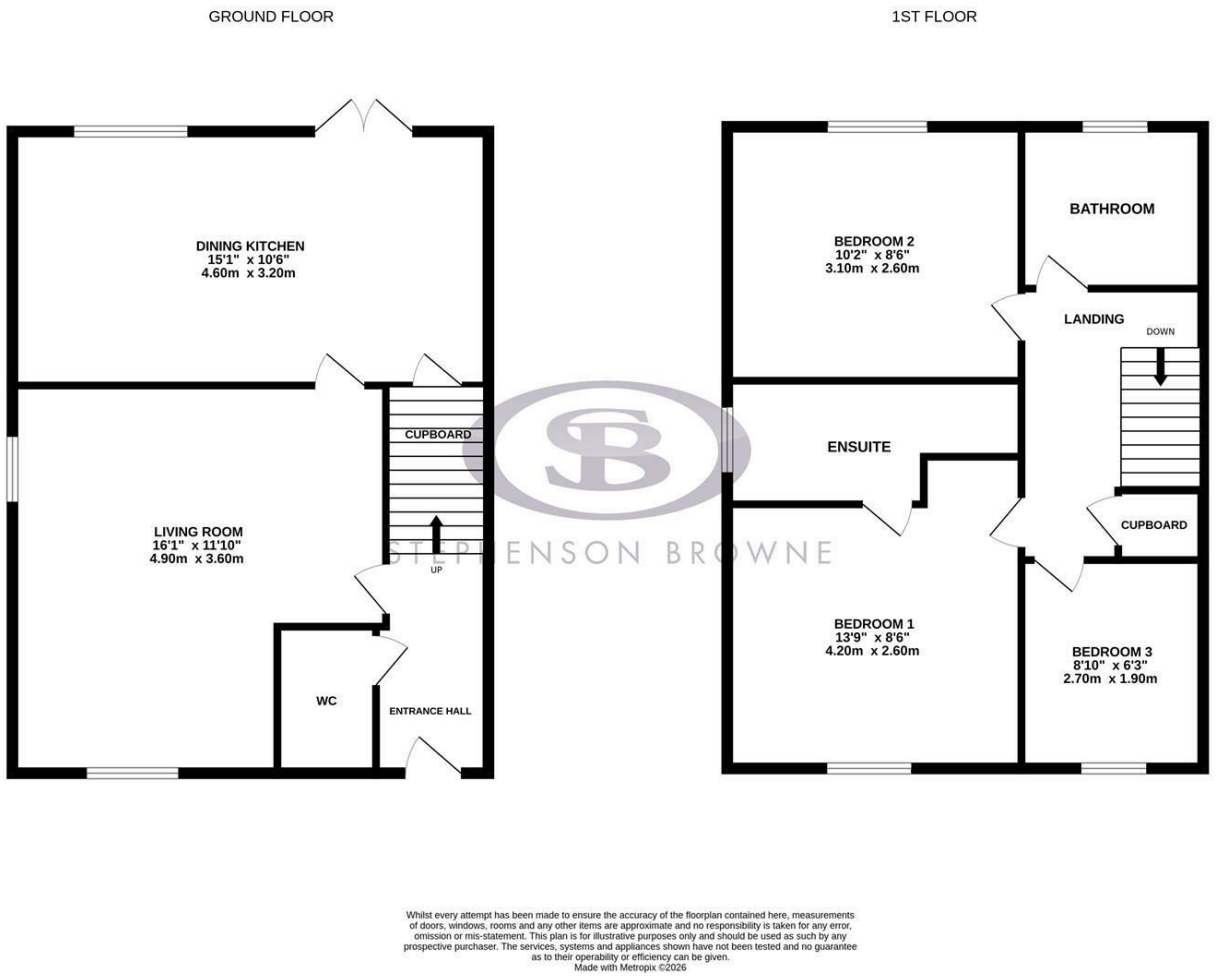
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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

STEPHENSON BROWNE

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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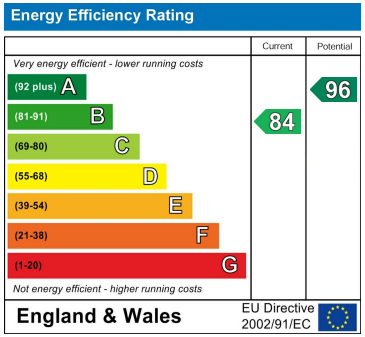
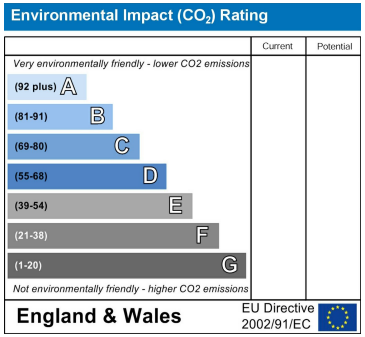
Area Map



EPC Rating





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