



STEPHENSON BROWNE

Harebell Drive, Congleton

CW12 4FA



50% Shared Ownership
£137,500

Description

****50% SHARED OWNERSHIP****

An excellent opportunity to take your first step onto the property ladder, offered for sale with NO ONWARD CHAIN this beautifully presented three-bedroom end-terrace home is offered on a 50% shared ownership basis and is located on a highly sought-after residential development built approximately six years ago. Surrounded by open greenery and picturesque countryside, the development offers a peaceful setting while remaining conveniently close to a wide range of local amenities.

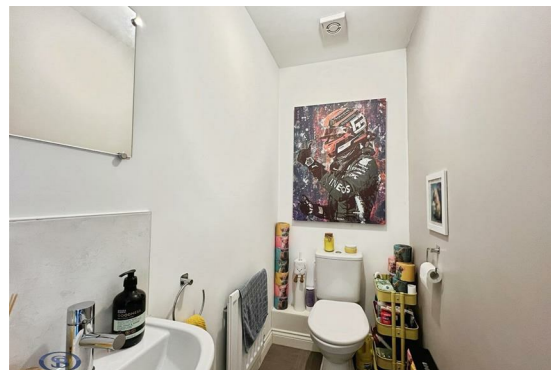
Ideally positioned, the property is within easy reach of West Heath Shopping Precinct, providing a variety of shops and everyday conveniences. Families will also appreciate being within walking distance of the highly regarded Congleton High School and Quinta Primary School, as well as the popular Astbury Mere Country Park, perfect for leisure walks and outdoor recreation.

The well-maintained accommodation briefly comprises an inviting entrance hall, a spacious living room, and a modern dining kitchen offering ample space for family dining, complete with useful under-stairs storage. A convenient ground-floor WC completes the downstairs layout.

To the first floor, the landing provides access to the generous principal bedroom, featuring built-in wardrobes and an additional storage cupboard, alongside two further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property continues to impress. To the side, is a tarmac'd driveway providing off-road parking for multiple vehicles with the additional convenience of an electric car charging port. To the rear, an enclosed garden enjoys a lawned area, paved seating space, creating an ideal environment for relaxing or entertaining.

Properties of this type, location, and value are always in high demand, and we anticipate strong interest. Early viewing is highly recommended to avoid disappointment.



Shared Ownership Criteria

Shared Ownership Eligibility criteria:-
Household earns £80,000 a year or less.
first-time buyer (or existing shared owner moving to another shared ownership home)
income is sufficient to cover the mortgage (if applicable), rent and service charges
chosen Shared Ownership property is affordable and sustainable for the applicant(s)
If the applicant (s) is a serving member of the British Armed Forces, or have been honourably discharged in the last 2 years, then they will receive priority for buying a home through Shared Ownership.
Please note that if an applicant(s) are currently a home owner and want to buy with Shared Ownership, applicant(s) will need to find a buyer for their current property before their application will be considered.
If the applicant can afford to buy the property outright without Government assistance, they will not be considered eligible.

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.

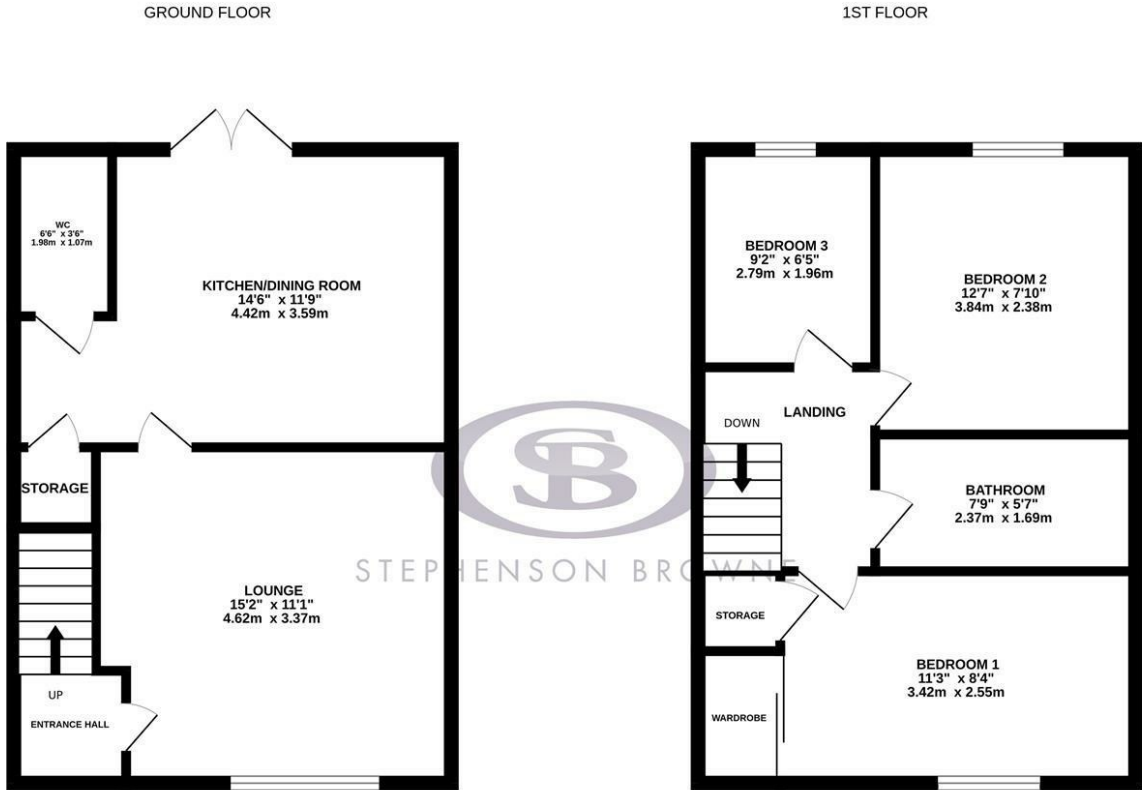
AML Disclosure

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.





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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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

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www.stephensonbrowne.co.uk