



STEPHENSON BROWNE

Harebell Drive, Congleton

CW12 4FA



40% Shared ownership
£120,000

Description

**** 40% SHARED OWNERSHIP ****

Ideal for First Time Buyers looking to get onto the property ladder, this three bedroom end terrace property is situated on a very popular estate, built approximately 6 years ago by the popular builders Stewart Milne and comprises of similar style properties, surrounded by greenery and countryside. There are many shops and local amenities close by at West Heath Shopping Precinct, you are also within walking distance of two great schools, Congleton High School and Quinta Primary and Astbury Mere Country Park.

Well presented throughout the internal accommodation comprises entrance hall, living room, spacious dining kitchen with under stairs storage and WC. Upstairs is a landing with access to the main bedroom with built in wardrobes and storage cupboard, two further bedrooms and bathroom.

Externally to the front is a brilliant sized driveway with off road parking for multiple vehicles and a graveled front garden with path leading to the front door. To the rear of the property is an enclosed lawned garden with paved area and flower planter.

Early inspection is highly advised, we cant imagine this property will stay on the market for long!



Plus Dane Criteria

All applicants also have to meet the 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.

Full details can also be found on the website www.plusdane.co.uk . Interested parties will need to complete the attached form and return to info@homeshub.co.uk After completing the form, we will create an account on our website where they will then be able to complete an online application form:- On completion of this, any interested party will then be sent to Metro Finance who will carry out an affordability assessment on our behalf. They will require the below documentation on request.
Proof of identification i.e. copy passport or driving licence
Proof of Residence i.e. copy utility bill, tenancy agreement
Proof of income i.e. three months up to date wage slips, if self-employed three years audited account
Proof of Saving i.e. copy passbook or statement



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?

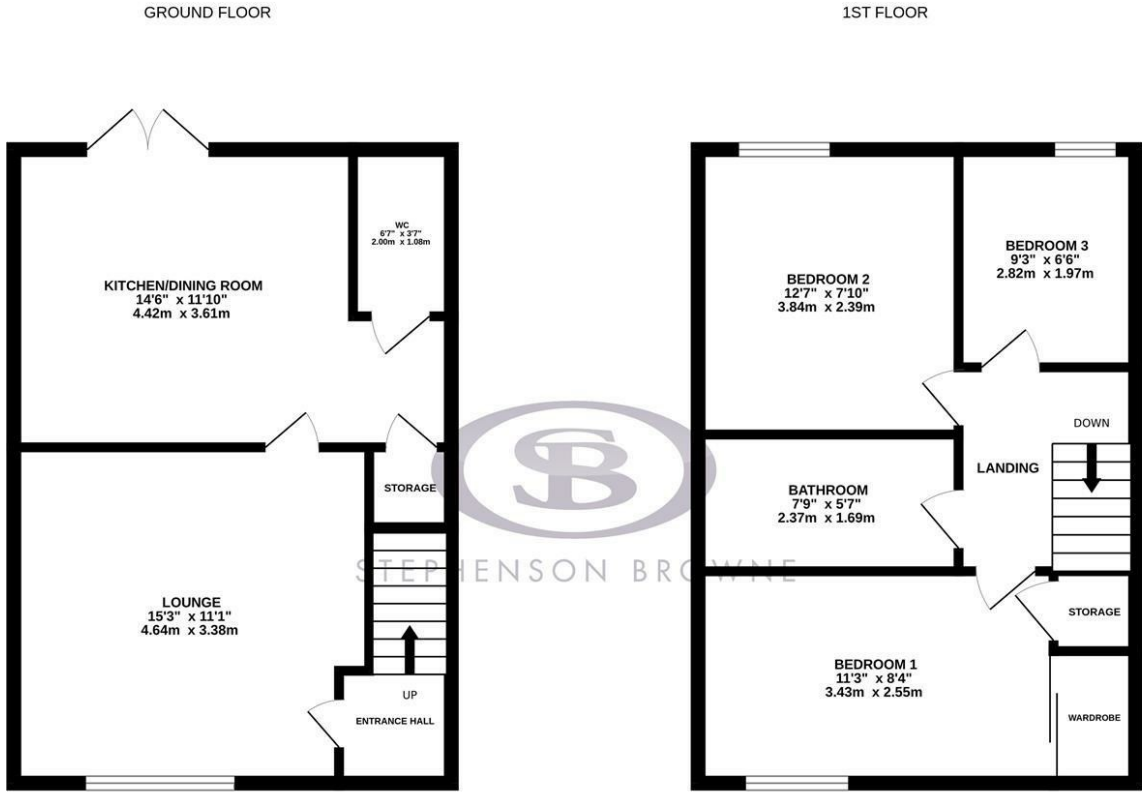
For a FREE valuation please call or e-mail and we will be happy to assist.

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

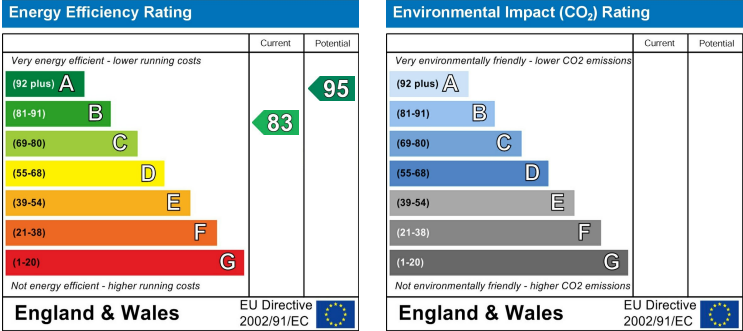


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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