



50 Shaw Close, Congleton, CW12 1GF

75% Shared Ownership £172,500

- Immaculately Presented Three Bedroom Mid Terrace Property
- On-Trend Fitted Kitchen With Hi - Gloss Units
- Low Maintenance Lawned Garden & Patio Area
- No Upward Chain
- Shared Ownership Opportunity (75% Share)
- Downstairs WC
- Off- Road Parking For 2 Vehicles
- Open Plan Lounge & Defined Dining Area
- Modern Family Bathroom
- Close To Congleton Town Centre & Local Amenities

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NEW INSTRUCTION

A fantastic opportunity to purchase a 75% share (paying a rent on the remainder).

Potential purchasers must be approved via application to Riverside Homes

Perfectly located - this beautifully presented three-bedroom mid-terrace home offers modern, comfortable living in a quiet residential setting, ideal for first-time buyers, young families, or those seeking a low-maintenance home in a convenient location.



Council Tax Band: B



The property boasts a welcoming entrance hall leading into a bright and airy open plan living room with defined dining area, benefiting from generous natural light and a warm, inviting feel with French doors opening out on to the patio area and lawned garden.

Continuing on through the ground floor there is a modern kitchen- providing ample worktop space and on- trend high gloss units, to complete the ground floor accommodation there is a downstairs cloakroom for your convenience.

Upstairs, you'll find three bedrooms, each thoughtfully decorated, along with a stylish family bathroom finished to a high standard.

Externally, the property benefits from an enclosed rear garden, offering a private space for relaxing or outdoor dining, as well as allocated parking to the front.

Located just minutes from Congleton's local amenities, schools, transport links, and green spaces, this home combines peaceful residential living with superb convenience.

Offered with no onward chain we feel a viewing is a must to appreciate the location and internal finish.

Entrance Hall

Having access to the ground floor accommodation and stairs to the first floor. Double radiator.

Lounge/ Diner

18'0" x 15'5" into 12'2"

Having a UPVC double glazed window to the rear aspect and UPVC double glazed French doors with access to the patio area and garden.

Double radiator.

Defined dining area.-

Double radiator.

Having a handy under the stairs storage cupboard with hanging space and storage with power and lighting.

Kitchen

10'4" x 8'2"

Having a UPVC double glazed window to the front aspect.

Comprising of range of high gloss wall cupboard and base units with work surfaces over with matching up stands, incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over. Space and plumbing for washing machine. Single oven with gas hob over and stainless steel extractor hood over. Space for fridge freezer tiled flooring. Double radiator.

WC

6'3" x 2'11"

Having a two piece suite comprising of a WC with push flush, pedestal wash handbasin with tiled splashback. Vinyl flooring. Double radiator.

First Floor Landing

Having access to the loft. Double radiator.

Handy storage cupboard with incorporating shelving.

Bedroom One

14'7" x 8'6"

Having a UPVC double glazed window to the front aspect. Double radiator.

Bedroom Two

13'8" x 8'6"

Having a UPVC double glazed window to the rear aspect overlooking the garden. Double radiator.

Bedroom Three

8'10" x 6'9"

Having a UPVC double glazed window to the rear aspect. Double radiator.

Family Bathroom

6'6" x 6'7"

Having a UPVC double glazed obscure window to the front aspect.

Comprising of a three-piece suite featuring a panel bath with separate shower over, pedestal wash hand basin with chrome mixer tap over, WC with push flush. Final flooring. Chrome heated towel rail. Extractor fan.

Partially tiled walls.

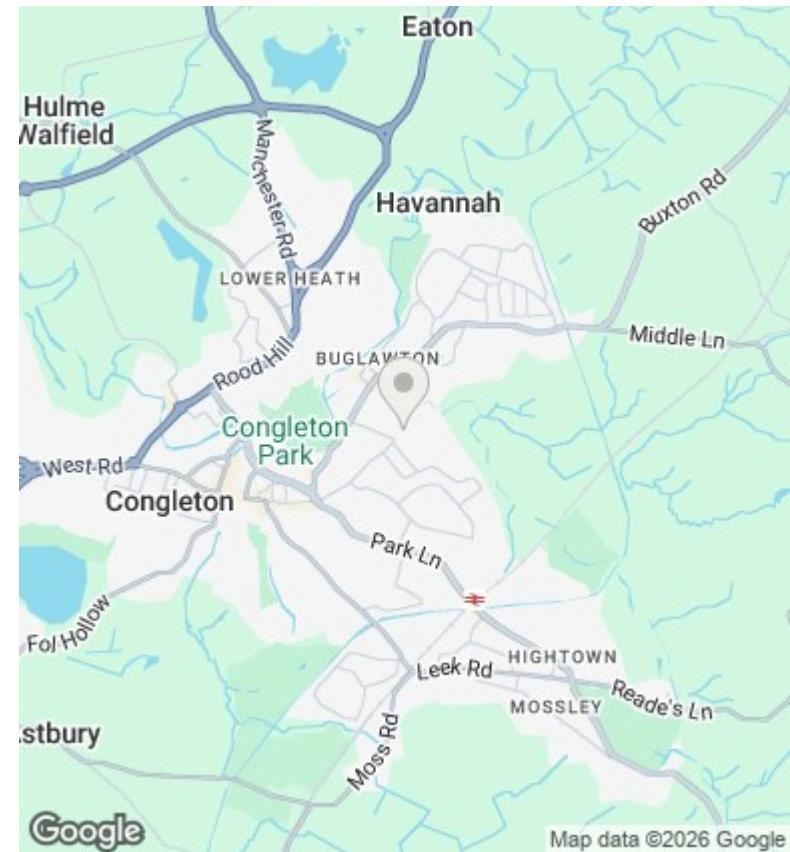
Externally

Having a lawned garden to the rear and flagged patio area.

To the front there is a tarmac driveway with space for two vehicles.







Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(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