



STEPHENSON BROWNE

Shaw Close, Congleton

CW12 1GF



Shared Ownership £145,000

Description

**** MOTIVATED SELLERS - A FANTASTIC OPPORTUNITY TO ACQUIRE A 65% SHARED OWNERSHIP ****

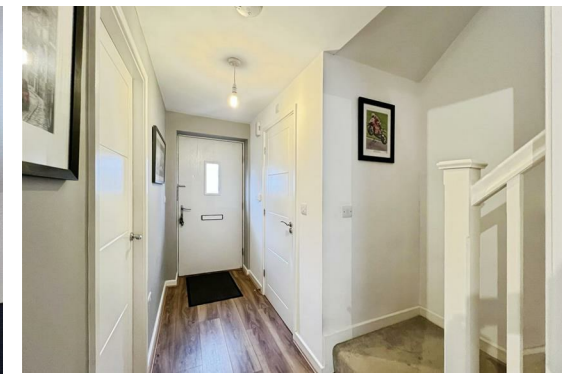
This beautifully presented three-bedroom shared ownership property through Riverside Housing offers an excellent opportunity for first-time buyers or anyone looking to take their first step onto the property ladder. The home has been exceptionally well cared for and provides spacious, well-planned accommodation finished to a high standard, allowing the next owner to move straight in with ease.

Ideally positioned within the ever-popular Shaw Close, the property benefits from convenient access to Congleton Town Centre, the scenic Biddulph Valley Way and the highly regarded Daven Primary School. A nearby Co-op Food is just a short walk away, adding to the practicality of this desirable location.

The accommodation begins with a welcoming entrance hallway, leading to a convenient ground floor WC, a well-equipped kitchen, and a spacious open-plan lounge/dining area. This impressive living space includes useful under-stairs storage and stylish French doors that open onto the rear garden, creating an ideal setting for both relaxing and entertaining.

Upstairs, the first-floor landing provides access to three generously sized bedrooms, each offering flexible living arrangements to suit a range of needs. The stylish bathroom suite is attractively finished, and an additional storage cupboard off the landing further enhances the practicality of this superb home.

To the front of the property, a tarmacadam driveway provides convenient off-road parking for one vehicle. Decorative stone borders sit neatly to either side, enhancing the kerb appeal and creating a smart, low-maintenance frontage.



Room Descriptions

The rear garden is beautifully maintained and predominantly laid to lawn, offering an ideal space for families or those who enjoy outdoor living. A paved patio area sits directly outside the French doors, perfectly positioned for outdoor dining and entertaining. The garden is enclosed by a variety of mature plants and shrubs, providing a wonderful sense of privacy and a peaceful setting to enjoy throughout the warmer months. An additional practical feature includes the wooden shed, ideal for storing garden tools and outdoor equipment.

Entrance Hall

External front entrance door, ceiling light fitting, Laminate wood effect flooring, central heating radiator, power points, stair access to first floor accommodation and access to further ground floor accommodation.

Kitchen

10'5" x 8'2"

Modern fitted kitchen comprising wall and base units with work surface over, under unit downlighters, integrated oven with gas hob and extractor over, space for fridge freezer, space for washer/dryer, houses the boiler, ceiling light fitting, central heating radiator, ample power points, tiled flooring, UPVC double glazed window to the front elevation.

Lounge/Dining Room

18'0" x 15'5"

French doors out into the rear garden and UPVC double glazed window to the rear elevation, two ceiling light fittings, two central heating radiators, Laminate wood effect flooring, access to under stair storage, ample power points.

WC

Low level WC, hand wash basin with mixer tap, central heating radiator, ceiling light fitting, vinyl flooring, chrome hand rail, air ventilation.

Landing

Providing access to all first floor accommodation, ceiling light fitting, central heating radiator, carpet flooring, power points, access into the loft space and storage cupboard.

Bedroom One

14'9" x 8'6"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points.

Bedroom Two

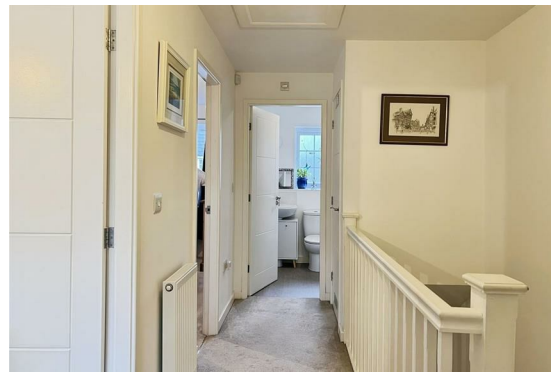
13'5" x 8'6"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points.

Bedroom Three

8'10" x 6'10"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.



Bathroom

6'6" x 6'6"

Three piece white suite comprising low level WC, hand wash basin with mixer tap and storage underneath, low level bath with pillar taps and mixer shower above, tiled splash back, chrome heated towel rail, air ventilation, UPVC double glazed opaque window to the front elevation, vinyl flooring.

Externally

To the front of the property is a tarmac'd driveway providing off road parking for one vehicle with well maintained decorative stone flower beds to either side. To the rear of the property is an immaculately kept garden mostly laid to lawn with a paved patio area directly outside the French doors perfect for housing a table and chairs. Surrounding the boarder of the garden is mature greenery plants and shrubs creating a private and tranquil space to enjoy in the summer months. The rear garden also provides a wooden shed great for outdoor storage.

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. Please note the following charges for the property - Monthly rent of £167.73 and monthly Service charge of £42.29 per month.

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.

Riverside Criteria

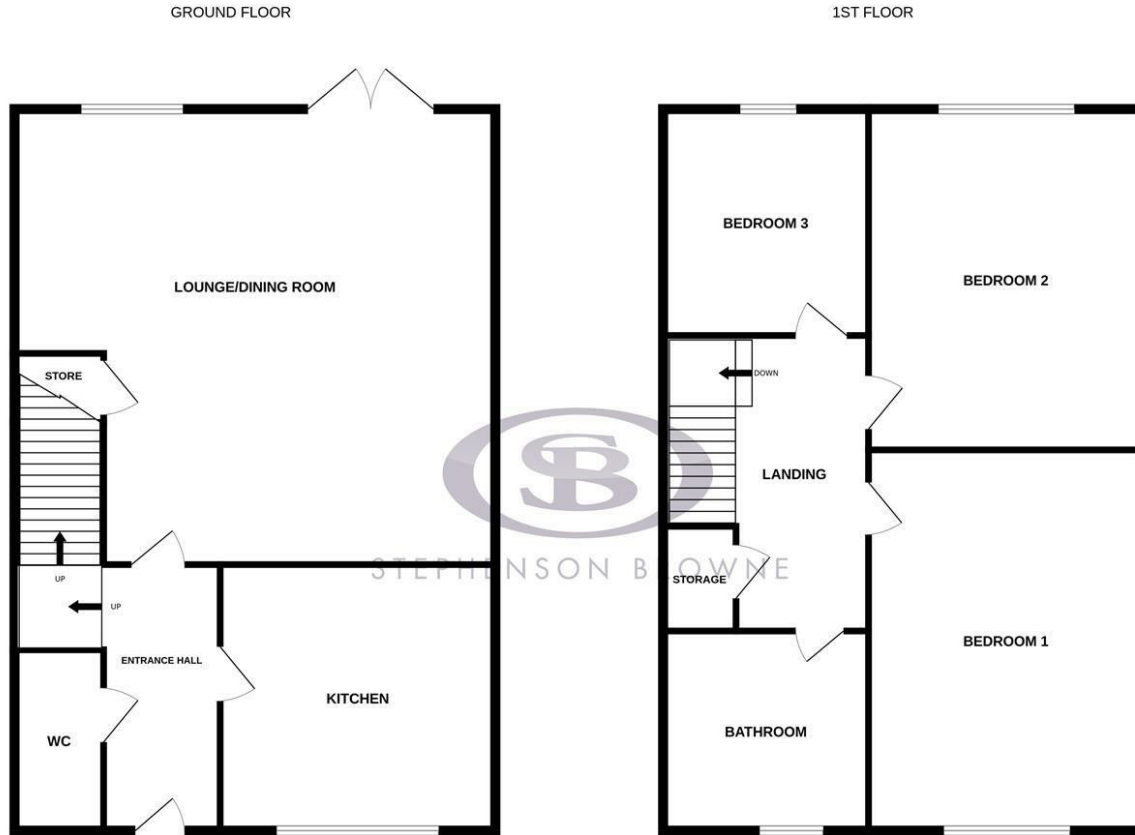
You can apply to buy the home if both of the following apply:
• Your household income is £80,000 or less, • You cannot afford all of the deposit and mortgage payments to buy a home that meets your needs.

One of the following must also be true: • You're a first-time buyer, • You used to own a home but cannot afford to buy one now, • You're forming a new household - for example, after a relationship breakdown, • You're an existing shared owner, and you want to move, • You own a home and want to move but cannot afford to buy a new home for your needs.

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase. As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		85
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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