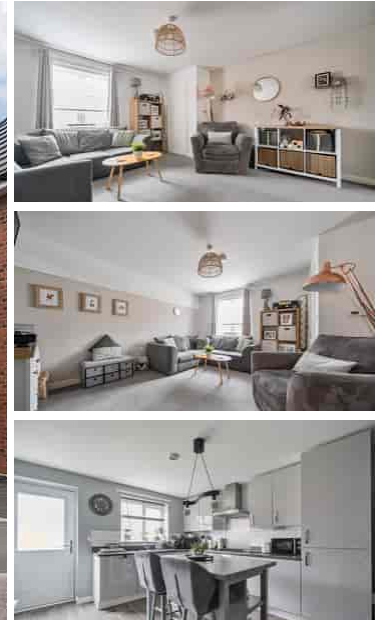


## £91,000 Shared Ownership

Massey Way, Congleton, Cheshire CW12 2QU



- Guideline Minimum Deposit £9,100
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £26.7k | Single £30.5k
- Approx. 842 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £260,000). This smartly-presented, semi-detached house has a good-sized reception room and a stylish kitchen/dining room with sleek units and integrated appliances. There is a small utility area, an under-stairs cloakroom/WC and a door which leads out to a neatly-kept garden with patio and lawn. On the first floor is a spacious main bedroom plus two further bedrooms and an attractive family bathroom. The property is part of a recently-built development and the well insulated walls, high performance glazing and modern gas central heating system have resulted in a very good energy-efficiency rating. There is two-car driveway and the town centre can also be reached via bus or by bike. Very long lease with the freehold transferred at 100% ownership.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 01/04/2023).

**Minimum Share:** 35% (£91,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £350.50 per month (subject to annual review).

**Service Charge:** £43.70 per month (subject to annual review).

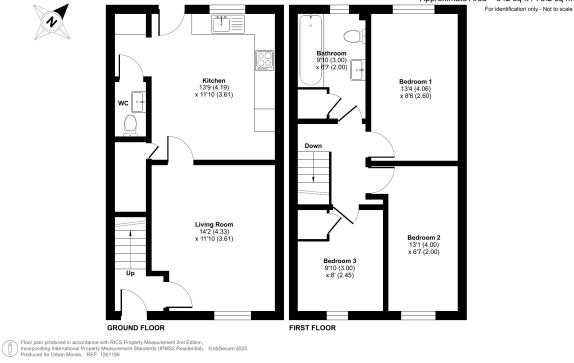
**Guideline Minimum Income:** Dual - £26,700 | Single - £30,500 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Cheshire East Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

**Massey Way, Congleton, CW12**

Approximate Area = 842 sq ft / 78.2 sq m  
For identification only - Not to scale



## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**Living Room**

14' 2" max. x 11' 10" max. (4.32m x 3.61m)

**Kitchen / Dining Room**

13' 9" x 11' 10" (4.19m x 3.61m)

**Utility Area**

**W.C.**

### FIRST FLOOR

**Landing**

**Bedroom 1**

13' 4" x 8' 6" (4.06m x 2.59m)

**Bedroom 2**

13' 1" x 6' 7" (3.99m x 2.01m)

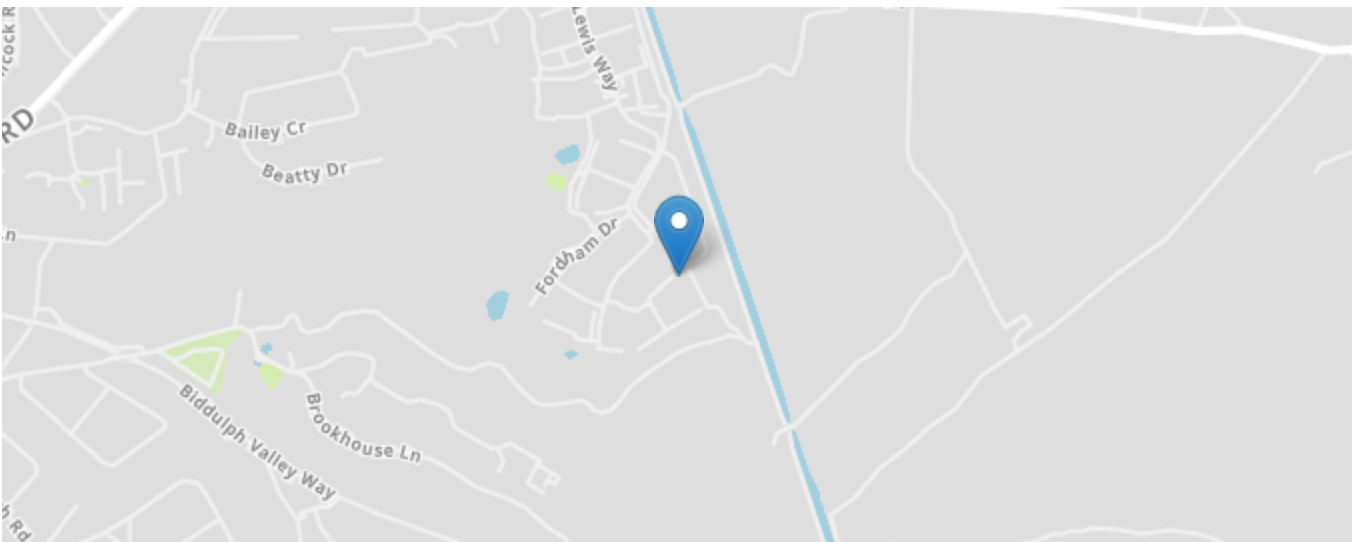
**Bedroom 3**

9' 10" max. x 8' 0" max. (3.00m x 2.44m)

**Bathroom**

9' 10" max. x 6' 7" max. (3.00m x 2.00m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.