

£210,000 Shared Ownership

Clayfield Road, Congleton, Cheshire CW12 2RA



- Guideline Minimum Deposit £21,000
- Two Storey, Semi Detached House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £43.3k | Single £49.6k
- Approx. 898 Sqft Gross Internal Area
- Three Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £300,000). A great chance to buy a three-bedroom, shared-ownership family home. The recently-constructed, semi-detached property has a reception room which leads through to an attractive kitchen/dining room with sleek, white units. There is a utility area, a ground-floor cloakroom/WC and a door that opens onto a neatly-maintained rear garden with patio, lawn and timber shed. On the first floor of the house are two spacious double bedrooms plus a smaller third bedroom and a stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. A front driveway provides parking space for two cars and features an electric vehicle charging point. The nearby primary school and local secondary school are both Ofsted-rated 'Good'. The property is held on a very long lease with the freehold transferrable at 100% ownership.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/10/2022). Freehold transferred on 100% ownership.

Share Available: 70% (£210,000).

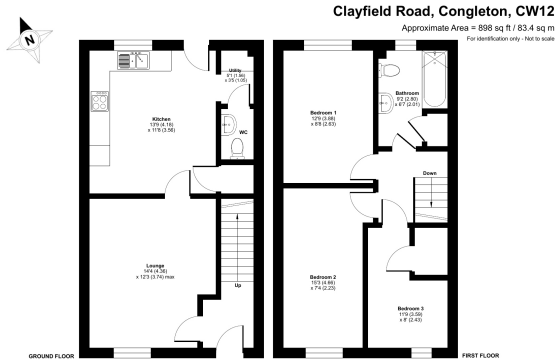
Shared Ownership Rent: £194.46 per month (subject to annual review).

Service Charge: £45.06 per month (subject to annual review).

Guideline Minimum Income: Dual - £43,300 | Single - £49,600 (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.



DIMENSIONS

GROUND FLOOR

Entrance Hall

Lounge

14' 4" x 12' 3" max. (4.36m x 3.74m)

Kitchen

13' 9" x 11' 8" (4.18m x 3.56m)

Utility Space

5' 1" x 3' 5" (1.56m x 1.05m)

W.C.

FIRST FLOOR

Landing

Bedroom 1

12' 9" x 8' 8" (3.88m x 2.63m)

Bedroom 2

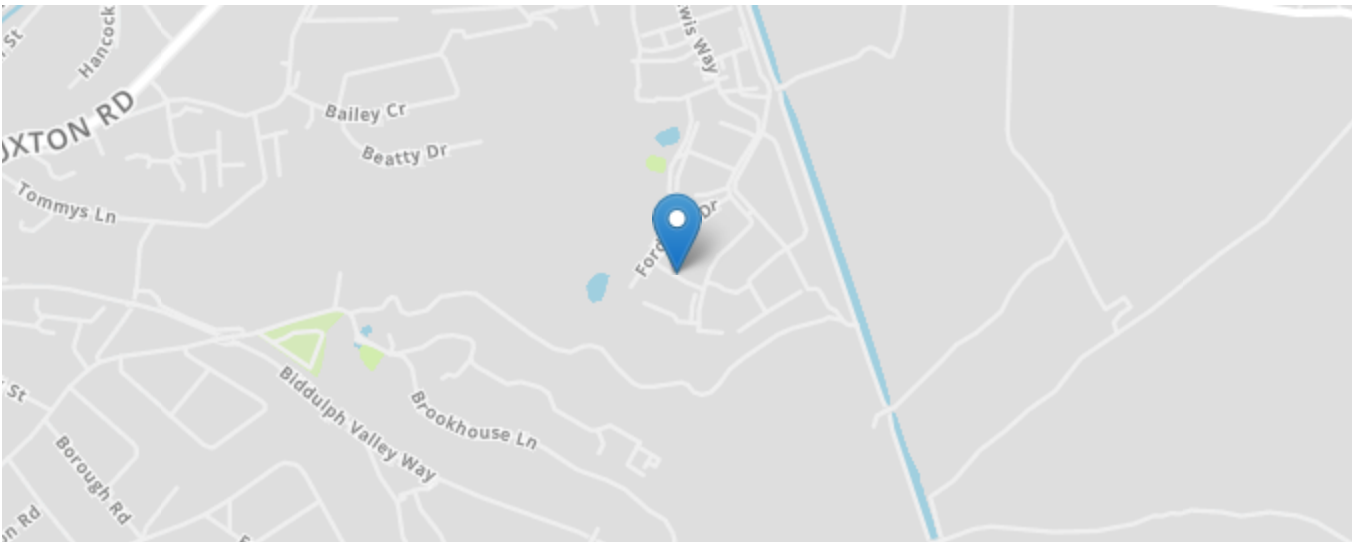
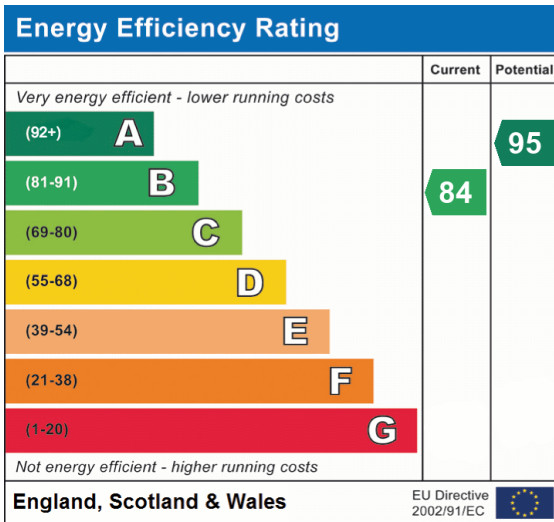
15' 3" x 7' 4" (4.66m x 2.23m)

Bedroom 3

11' 9" max. x 8' 0" max. (3.58m x 2.44m)

Bathroom

9' 2" max. x 6' 7" max. (2.80m x 2.01m)



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.