

STEPHENSON BROWNE

Olaf Close, Congleton

CW12 1TJ

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£275,000

DESCRIPTION

*** CHESHIRE EAST - DISCOUNTED FOR SALE SCHEME ***

Offered for sale through the Cheshire East Council Discounted Sale Scheme, this fantastic home is available to purchase at just 80% of its market value. Buyers will own 100% of the property with no rent payable on the remaining 20%, making this an excellent opportunity to secure a quality home at an affordable price. Eligibility criteria apply, further details are available from Cheshire East Council or can be obtained by contacting our office.

Built by the highly regarded Bloor Homes on the sought-after Thorsten Fields development, this beautifully presented three-bedroom home is just over a year old and offers all the benefits of contemporary living. Enjoying a desirable corner plot position, the property benefits from the remainder of its NHBC warranty, off-road parking and a private rear garden.

Internally, the accommodation comprises a welcoming entrance hall with access to a downstairs WC and useful under-stairs storage. A bright and spacious dual-aspect lounge provides an inviting living space, whilst the stylish modern kitchen features integrated appliances and French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a contemporary family bathroom serving the remaining bedrooms.

Externally, the property boasts a tarmacadam driveway providing off-road parking, complete with an EV charging point. Gated side access leads to the enclosed rear garden, which is predominantly laid to lawn and complemented by a paved patio area, ideal for outdoor dining, entertaining and relaxation.













Location:

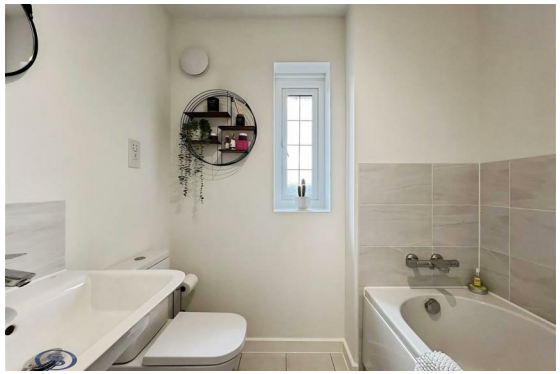
The property enjoys an excellent position close to a wealth of local amenities. West Heath Shopping Centre, supermarkets, cafés and everyday conveniences are all within easy reach, whilst a selection of highly regarded primary and secondary schools make the area particularly appealing for families. The development is surrounded by attractive green open spaces, with countryside walks and cycle routes readily accessible from the doorstep. For commuters, the nearby Congleton Link Road provides excellent connections to the A34, Macclesfield, Manchester and the M6 motorway network, whilst Congleton railway station offers direct rail links to Manchester and Stoke-on-Trent. Combining modern convenience with a semi-rural feel, this location is ideally suited to a wide range of buyers.

Eligibility Criteria

- To live in the borough for 2 consecutive years
- OR to have a permanent contract of employment in the borough
- OR have an immediate family member who lives in the borough and has done for 5 years or more
- To be able to show via an FCA accredited financial advisory letter why the home is not affordable at its open market value based on income, savings, deposit amount and maximum mortgage ability.
- All 3 bed homes on the scheme are prioritised for those applicants who have dependent children.
- To not currently own a home.













Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note once the development has been completed there will be an annual maintenance charge payable.

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.







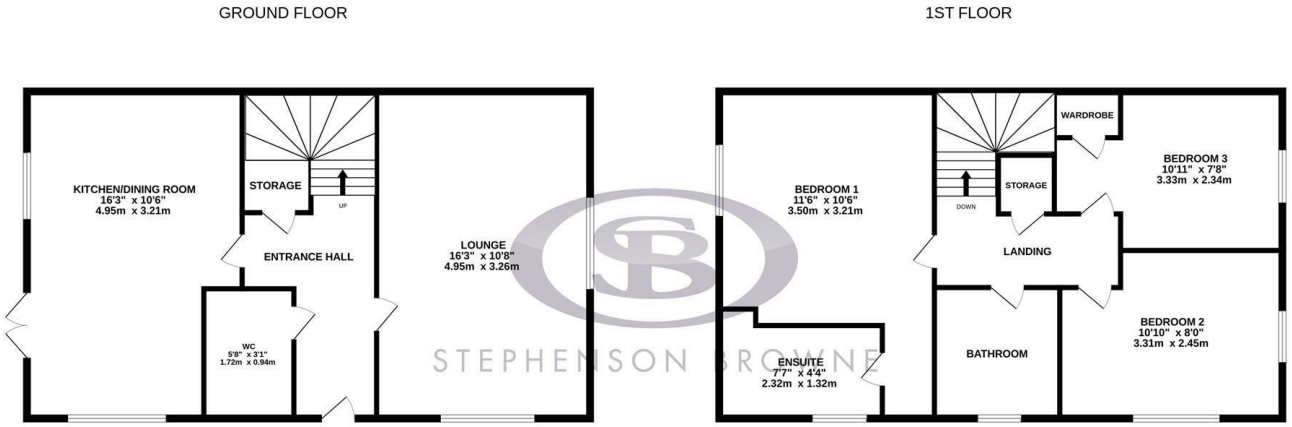







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Floorplans



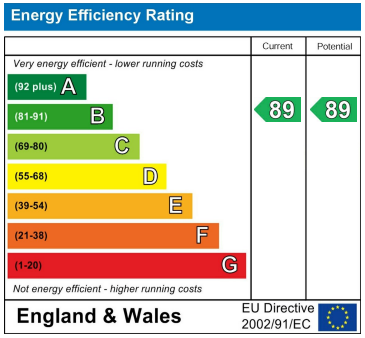
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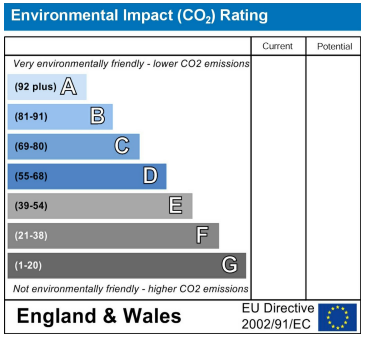
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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