



STEPHENSON BROWNE

Ribbon Avenue, Somerford, Congleton

CW12 4FE



£200,000

Description

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, and further information can be obtained from Cheshire East Council or by contacting our office.

Built by the highly regarded Bellway Homes and less than a year old, this beautifully presented property offers all the advantages of modern living. The home benefits from the remainder of its NHBC warranty, together with Bellway's two-year customer care warranty, providing valuable peace of mind for the next owner.

Situated on a sought-after residential development, the property enjoys a convenient location close to West Heath Shopping Precinct, a range of everyday amenities, highly regarded primary and secondary schools, and scenic countryside walks. Commuters are also well catered for, with the nearby Congleton Link Road providing excellent transport connections to surrounding towns and cities.

Immaculately presented throughout, the current owner has created a stylish and welcoming home that is ready to move straight into. The accommodation comprises an entrance hall with access to a convenient ground floor WC, a spacious open-plan lounge/dining room featuring generous under-stairs storage, and a contemporary kitchen complete with integrated appliances.

To the first floor, the landing leads to two well-proportioned bedrooms, both benefiting from fitted wardrobes, while the second bedroom also offers additional built-in storage. Completing the accommodation is a sleek and modern three-piece family bathroom.

Externally, the property benefits from two allocated off-road parking spaces, with provision available for an electric vehicle charging point. The rear garden has been thoughtfully landscaped for ease of maintenance, featuring a paved patio seating area and a well-kept lawn. Enjoying a pleasant outlook over mature greenery, the garden offers a private and peaceful space to relax during the warmer months. Gated rear access leads directly to the parking area and provides convenient bin access.

An outstanding opportunity to purchase a nearly-new home through an affordable ownership scheme. Early viewing is highly recommended!

Hallway

11'1" x 3'4"

External front entrance door, entrance matting, ceiling light fitting, carpet flooring, central heating radiator, stair access to the first floor accommodation, further access into the ground floor accommodation.



Kitchen

11'1" x 5'3"
Modern fitted kitchen comprising wall and base units with work surface over, inset stainless steel sink with single drainer and mixer tap, integrated oven with upgraded induction hob and extractor over, glass panel splash back, slim line dishwasher, fridge/freezer, ample power points, ceiling spotlights, UPVC double glazed window to the front elevation, central heating radiator.



Lounge/Dining Room

13'5" x 12'4"
French doors to the rear elevation with UPVC double glazed windows to either side, two ceiling light fittings, carpet flooring, central heating radiator, access to under stair storage, ample power points.

WC

5'3" x 3'0"
UPVC double glazed opaque window to the front elevation, low level WC, hand wash basin with mixer tap and tiled splash back, central heating radiator, wood effect flooring, ceiling light fitting.



Landing

6'1" x 6'7" (incl stairs)
Providing access to all first floor accommodation, carpet flooring, ceiling light fitting, access to loft void.



Bedroom One

12'6" x 9'4"
UPVC double glazed window to the rear elevation, ceiling light fitting, two fitted wardrobes, carpet flooring, central heating radiator, ample power points.



Bedroom Two

12'6" x 8'11"
UPVC double glazed window to the front elevation, ceiling light fitting, fitted wardrobes, built in storage, carpet flooring, central heating radiator, ample power points.



Bathroom

6'1" x 5'6"
Contemporary three piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap and shower over, tiled splash back, ceiling spotlights, wall mounted mirrored cabinet, central heating radiator, wood effect flooring.



Externally

Providing secure off road parking for two vehicles and access to an electric car charging point. To the rear is a well maintained garden with paved patio and laid to lawn area, gated access is available to the rear out onto the car park and for bin access.

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 there is an estate maintenance charge of £100 per annum.

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.

Eligibility Criteria:

To be eligible for affordable housing, you must have both a local connection and a housing need along with the right to reside in the UK. Applicants should not currently own a home when applying. You will also need to meet any specific criteria for the individual development - please contact our housing team for further information.

Local connection - you must have lived within Cheshire East for a set amount of time, or have a permanent contract of employment in the area, or have an immediate family member (sibling/parent/child) who lives here.

Housing need - you must be able to show that your household income means you cannot afford the property at its current open market value, but can afford the property with the discount applied based on your circumstances, mortgage ability and deposit level. Priority will be given to applicants with dependent children for affordable homes with three bedrooms.

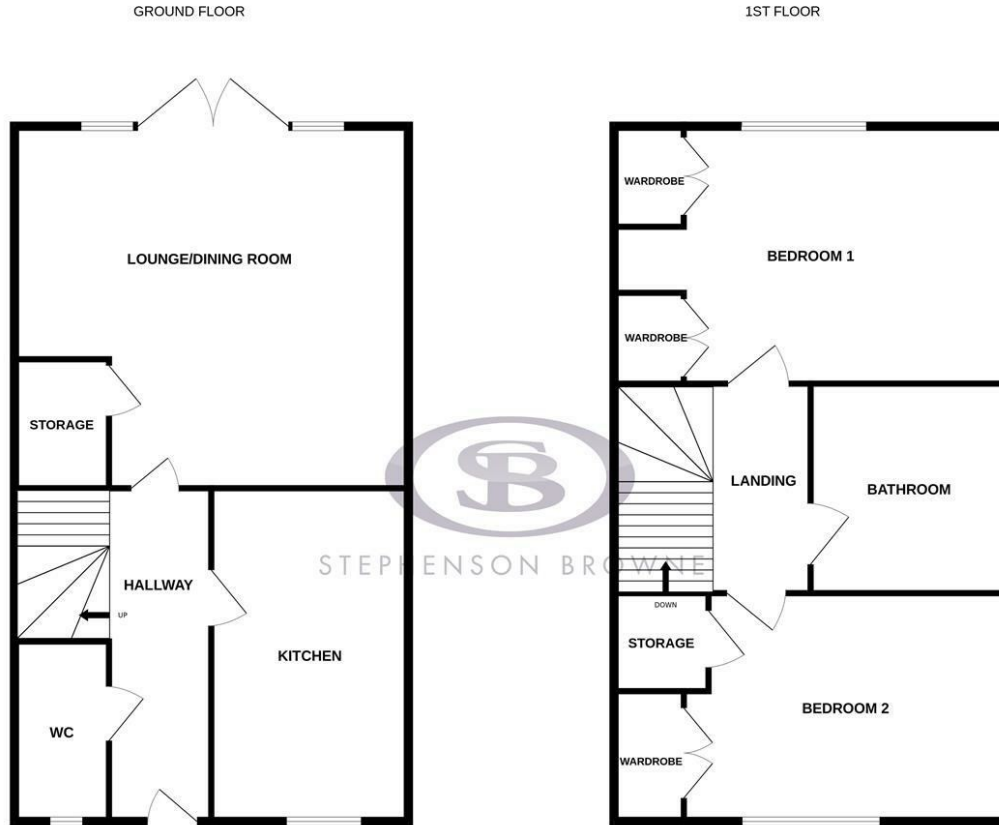
Right to reside in the UK - you will need to have the right to reside in the UK because the scheme is a subsidised benefit.

***Please note: If you have previously applied and were unsuccessful, you will need to send a new application form and relevant supporting documents for the property you wish to be considered for, as applications are for a specific property for sale and not the scheme as a whole.

Application forms and supporting documents for each property are assessed on a first-come, first served basis.****

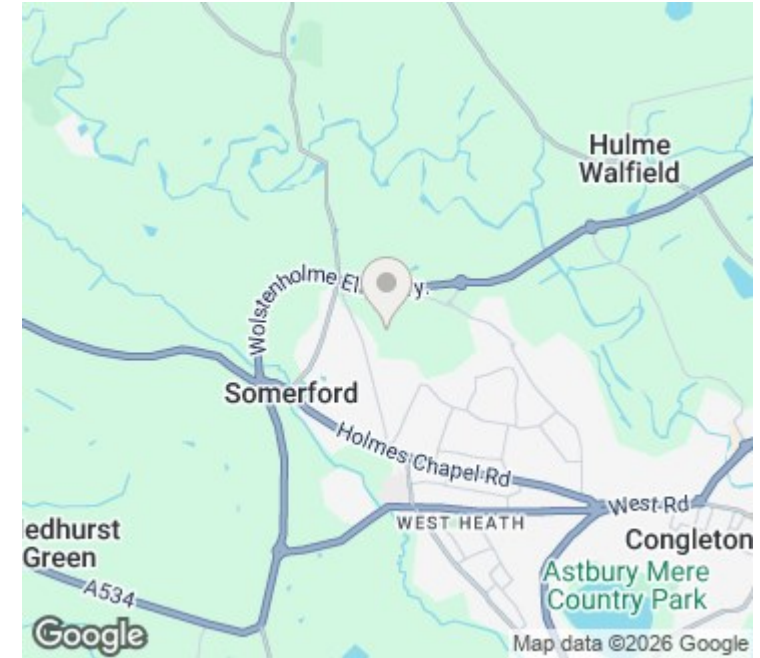


Floorplans



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			98
(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	

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