



STEPHENSON BROWNE

Bullfinch Place, Congleton

CW12 3UH



40% Shared ownership
£98,000

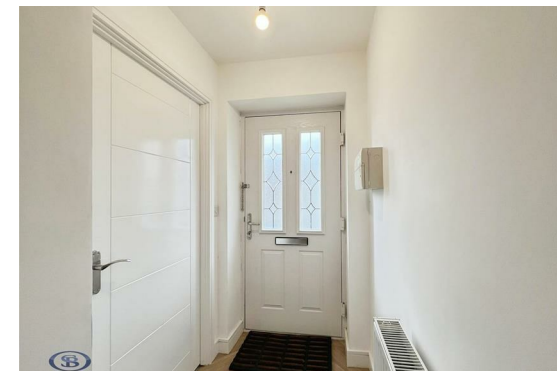
Description

Situated on Bullfinch Place, this beautifully presented two-bedroom end mews home, built in 2022, offers an exceptional opportunity to purchase a 40% shared ownership property in a fantastic location close to the heart of Congleton. Combining modern living with a welcoming community feel, the property is within easy walking distance of the town centre, where a wide range of shops, cafés, restaurants and everyday amenities can be enjoyed. Scenic countryside walks along the nearby canal are also close at hand, while excellent local schools and convenient transport links make this an ideal home for a variety of buyers.

Internally, the property has been immaculately maintained throughout and is ready to move straight into. Upon entering, you are welcomed by a bright and inviting entrance hall which leads seamlessly into the spacious lounge, creating a warm and comfortable living space perfect for relaxing or entertaining. To the rear of the property is the contemporary kitchen diner, thoughtfully designed with both style and practicality in mind, offering ample space for dining and everyday family life. From here, there is access to the convenient downstairs WC and access out into the rear garden.

Upstairs, the property continues to impress with two generously proportioned bedrooms, both beautifully presented, along with a modern bathroom suite finished to a high standard.

Externally, the home benefits from off-road parking for two vehicles to the front with side access leading through to the enclosed rear garden, which is predominantly laid to lawn with a patio seating area, a wonderful blank canvas offering the perfect opportunity to personalise and create an enjoyable outdoor space for relaxing, entertaining and spending quality time with family and friends.



Room Descriptions

Entrance Hall

External front entrance door, ceiling light fitting, herringbone style wood effect flooring, central heating radiator, fuse box, stair access to the first floor accommodation and access to further ground floor accommodation.

Lounge

13'11" x 10'1"
UPVC double glazed window to the front elevation, ceiling light fitting, herringbone style wood effect flooring, central heating radiator, access to under stair storage, power points, direct access into the Kitchen/Diner.

Kitchen/Diner

13'8" x 12'0" max
Fitted modern kitchen comprising wall and base units with work surface over, stainless steel sink with double drainer and mixer tap, integrated oven and gas hob with extractor over, space and plumbing for a washer/dryer, space for fridge freezer, houses the boiler, ample power points, ceiling light fitting, UPVC double glazed window and external door to the rear elevation, herringbone style wood effect flooring, central heating radiator, direct access into the WC.

WC

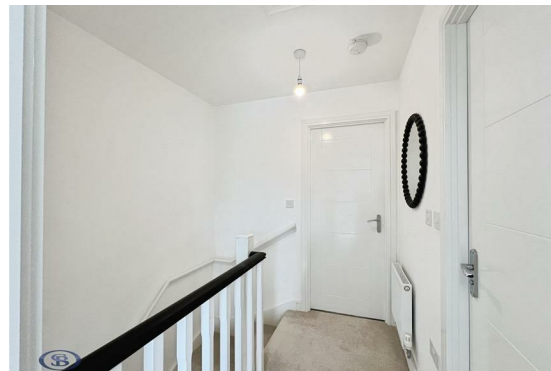
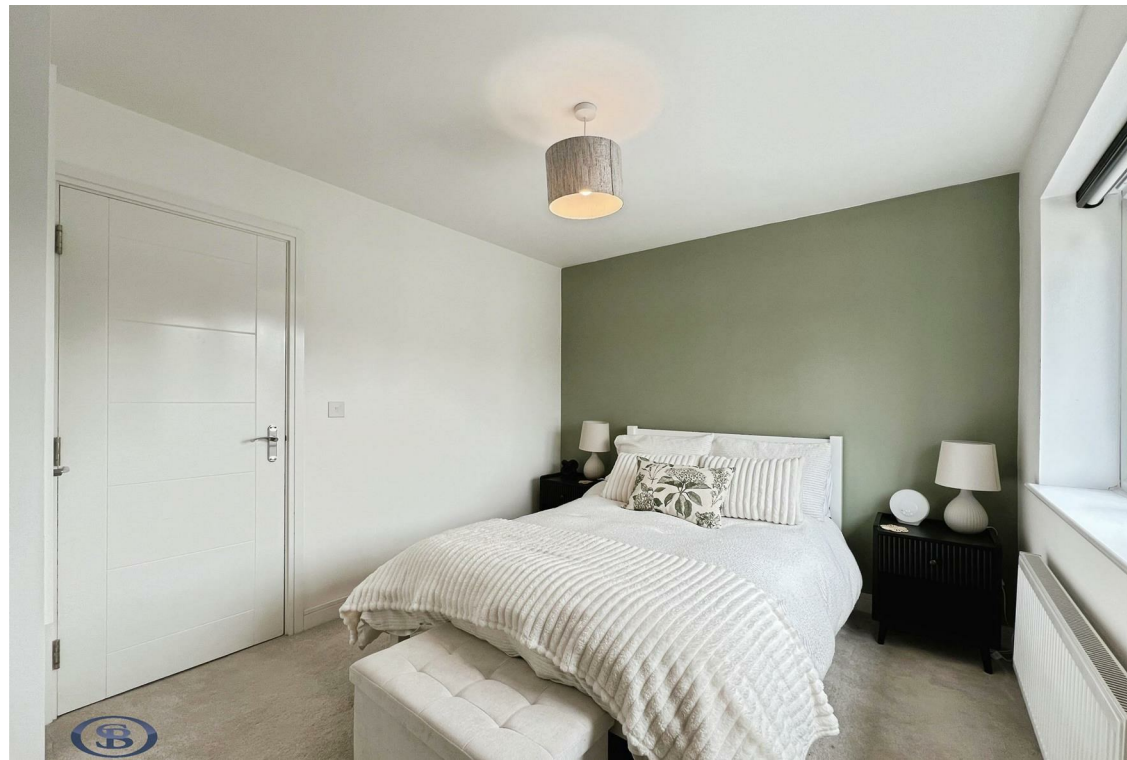
6'0" x 4'0"
Low level WC, hand wash basin with mixer tap and tiled splash back, ceiling light fitting, central heating radiator, herringbone style wood effect flooring.

Landing

6'9" x 6'11"
Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, power point.

Bedroom One

13'7" x 9'7" max
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, built in storage cupboard, power points.



Bedroom Two

13'7" x 9'1"

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

Bathroom

6'11" x 5'6"

Three piece white suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap and shower over, tiled splash back, mosaic style vinyl tile effect flooring, heated towel rail, UPVC double glazed window to the side elevation.

Externally

Externally to the front of the property is off road parking for two vehicles with side access down to the rear garden. The rear garden is predominantly laid to lawn with a small patio area.

Tenure

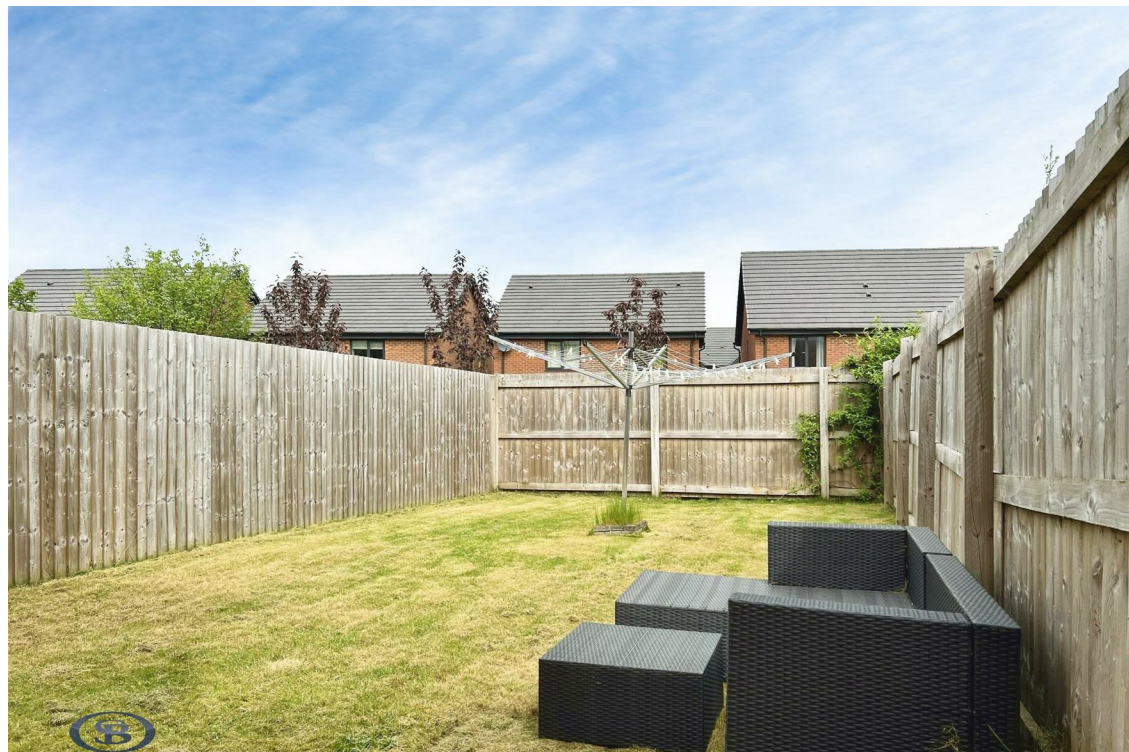
We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note the additional rent charge is £295.19 per month with a monthly service charge of £5.16.

Need to Sell?

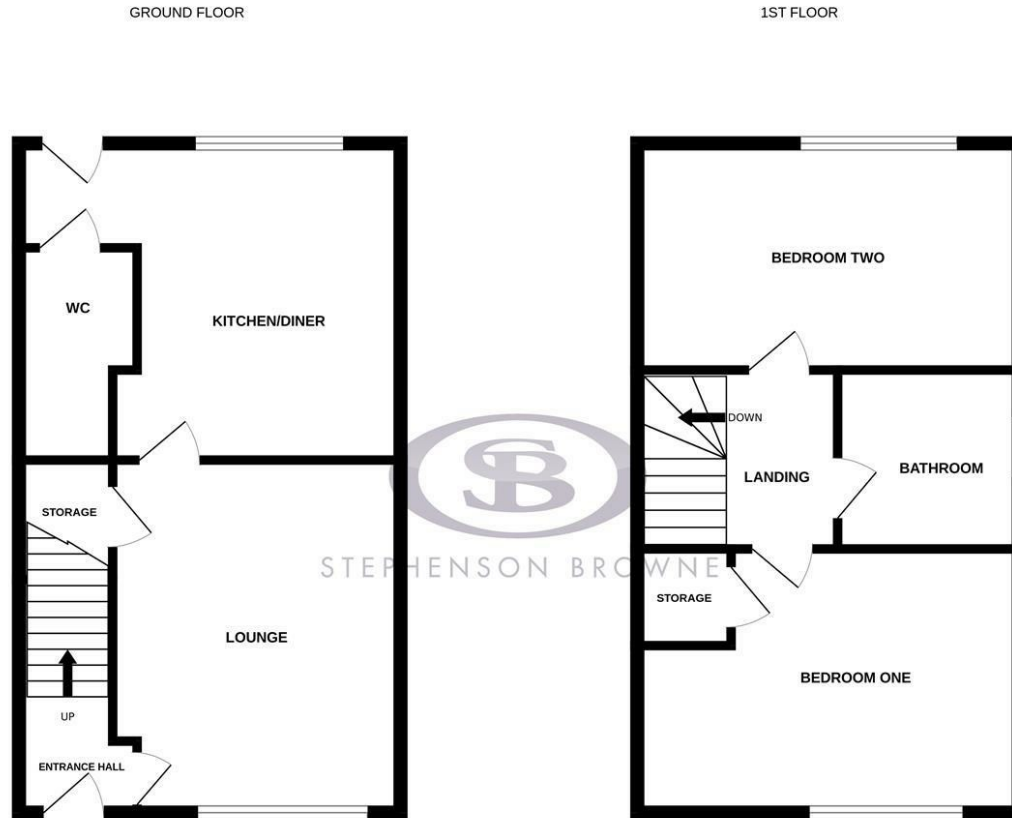
For a FREE valuation please call or e-mail and we will be happy to assist.

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.



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		96	(92 plus) A
(81-91) B		83	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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.

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www.stephensonbrowne.co.uk