



28 SHAW CLOSE, CONGLETON, CW12 1GF

25% SHARED OWNERSHIP

£65,000



STEPHENSON BROWNE



\*\*\*\* 25% SHARED OWNERSHIP \*\*\*\*

Offered for sale with no onward chain, this immaculately presented three-bedroom shared ownership home through Riverside Housing presents an exceptional opportunity for first-time buyers or those looking to take their first step onto the property ladder. Beautifully maintained throughout, the property boasts spacious and thoughtfully designed accommodation, finished to a high standard and ready to move straight into.

Situated within the highly sought-after Shaw Close, the property enjoys a prime position with convenient access to Congleton Town Centre, the picturesque Biddulph Valley Way and well-regarded Daven Primary School. A local Co-op Food Store is just a short stroll away, adding further everyday convenience to this superb location.

Upon entering the property, you are welcomed into a bright and inviting entrance hall, providing access to the downstairs WC, a well-appointed kitchen, and a generously sized open-plan lounge/dining room. This impressive living space offers a useful under-stair storage cupboard and elegant French doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

To the first floor, the landing leads to three well-proportioned bedrooms, each thoughtfully presented to offer comfortable and versatile accommodation. The main wet room-style shower room is finished in a contemporary style, and there is the added benefit of a useful storage cupboard accessed from the landing.

Externally, the property continues to impress. To the front, there is a tarmac driveway providing off-road parking for one vehicle, along with gated side access leading to the rear garden. The rear garden has been designed for ease of maintenance, featuring a patio seating area and artificial lawn, all beautifully enclosed by mature greenery to create a private and relaxing outdoor space.

Don't miss the opportunity to view this fantastic home!





**Entrance Hall**

10'4" x 3'8"

External front entrance door, ceiling light fitting, wood effect flooring, central heating radiator, power points, stair access to first floor accommodation and access to further ground floor accommodation.

**Kitchen**

16'10" x 8'2"

Modern fitted kitchen comprising wall and base units with work surface over, under unit downlighters, tiled splash back, integrated oven with gas hob and extractor over, space for fridge freezer, space for washer/dryer, houses the boiler, ceiling light fitting, central heating radiator, ample power points, tiled flooring, UPVC double glazed window to the front elevation, air ventilation.

**Lounge/Dining Room**

18'0" x 15'5" max

Double glazed French doors and UPVC double glazed window to the rear elevation, two ceiling light fittings, wood effect flooring, two central heating radiators, ample power points, access to under stair storage cupboard.

**WC**

6'3" x 2'10"

Low level WC, hand wash basin with mixer tap and tiled splash back, central heating radiator, wood effect flooring, ceiling light fitting, air ventilation.

**Landing**

12'9" x 6'8" max

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, air ventilation unit, power point, access to loft void.

**Bedroom One**

14'11" x 8'4"

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

**Bedroom Two**

13'6" x 8'4"

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

**Bedroom Three**

8'9" x 6'9"

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

**Shower Room**

6'7" x 5'6"

Low level WC, hand wash basin with mixer tap, tiled splash back, walk in wet room style mains shower with removable shower head, non slip safety vinyl flooring, chrome heated towel rail, air ventilation, ceiling light fitting, UPVC double glazed window to the front elevation.

**Externally**

To the front of the property, a tarmac driveway provides off-road parking for one vehicle and is complemented by an immaculately maintained lawn and well-stocked flower beds. A paved pathway leads to the front door and continues along the side of the property, providing convenient access to the rear garden. The rear garden is designed for ease of maintenance, featuring a paved patio area ideal for outdoor seating and entertaining, along with an artificial lawn bordered by fencing and mature greenery. This creates a private and secluded outdoor space to enjoy year-round.

**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 following charges for the property - Monthly rent of £397.64 and monthly Service charge of £42.29 per month.

**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

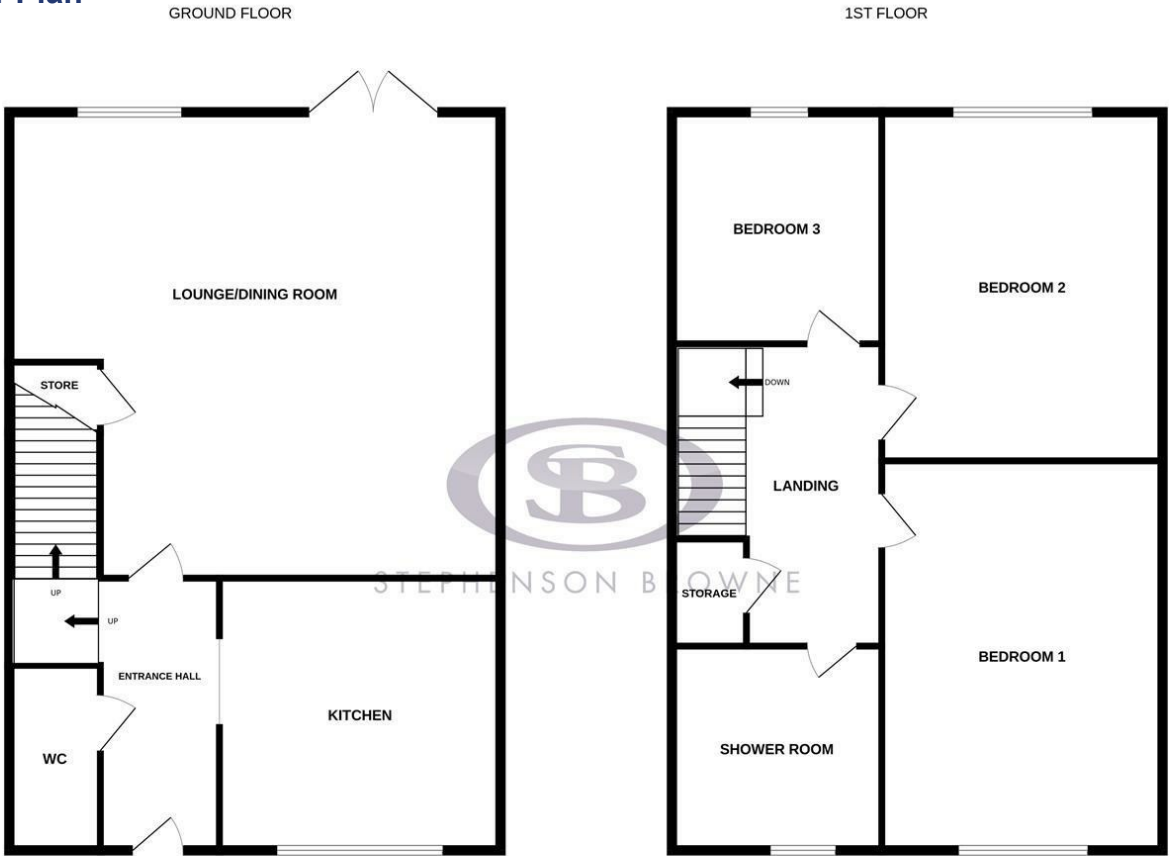






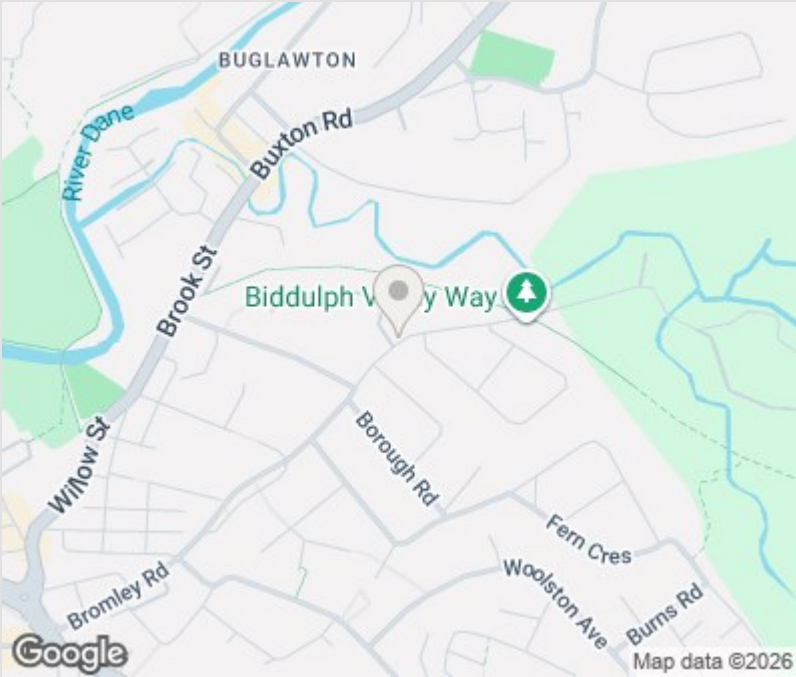


Floor Plan



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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	83
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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