



STEPHENSON BROWNE

**Norman Oxborrow Drive,  
Congleton**

CW12 2SB



**25% Shared Ownership  
£81,250**

## Description

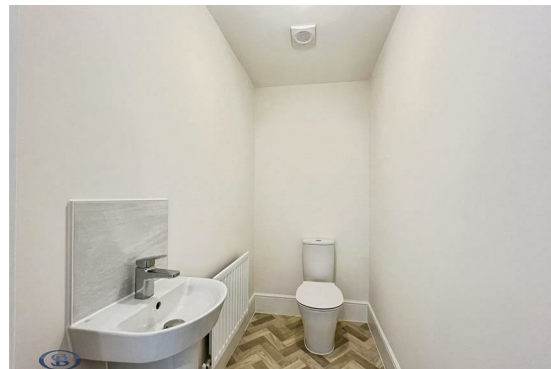
SHARED OWNERSHIP - Built in 2025 by Redrow, this beautifully presented mid mews home enjoys a fantastic location close to commuter links, well-regarded schools, countryside walks, and is just a 5-minute drive from Congleton town centre.

Upon entering the property, you are welcomed into a bright entrance hallway which provides access to a spacious and comfortable lounge. From here, an inner hallway leads to a convenient downstairs WC and a generous under-stairs storage cupboard. To the rear of the home is a stylish open-plan dining kitchen, designed with modern living in mind, featuring French doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow.

To the first floor, the property offers three well-proportioned bedrooms along with a contemporary three-piece family bathroom, making it an ideal home for a range of buyers.

Externally, the front of the property benefits from off-road parking for two vehicles. The rear garden is mainly laid to lawn with a small patio area, perfect for outdoor seating and entertaining, and also includes a storage shed to the rear. The garden further benefits from gated rear access, providing convenient bin access.

PLEASE NOTE: \*\*\* The property can be purchased at various share amounts starting at a minimum of 25% and a maximum of 75%. This is determined by your household affordability and is assessed by Metro Finance. \*\*\*



Shared Ownership Criteria/Eligibility

You can apply to buy the home if both of the following apply:

- Your household income is £80,000 or less
- You cannot afford all of the deposit and mortgage payments to buy a home that meets your needs.

One of the following must also be true:

- You're a First-time buyer
- You used to own a home but cannot afford to buy one now
- You're forming a new household - for example, after a relationship breakdown
- You're an existing shared owner, and you want to move
- You own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Also, you must have a local connection to Cheshire East either through residency, work or family - (Although this is favored it is not necessary when applying)

Over time there is the option to purchase the property and the full 100% ownership.

Please Note: If you can afford to buy the property outright without Government assistance, you will not be considered eligible.



### 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 charge of £599.76 this also includes the estate charge, buildings insurance and management fee.

### Need to Sell?

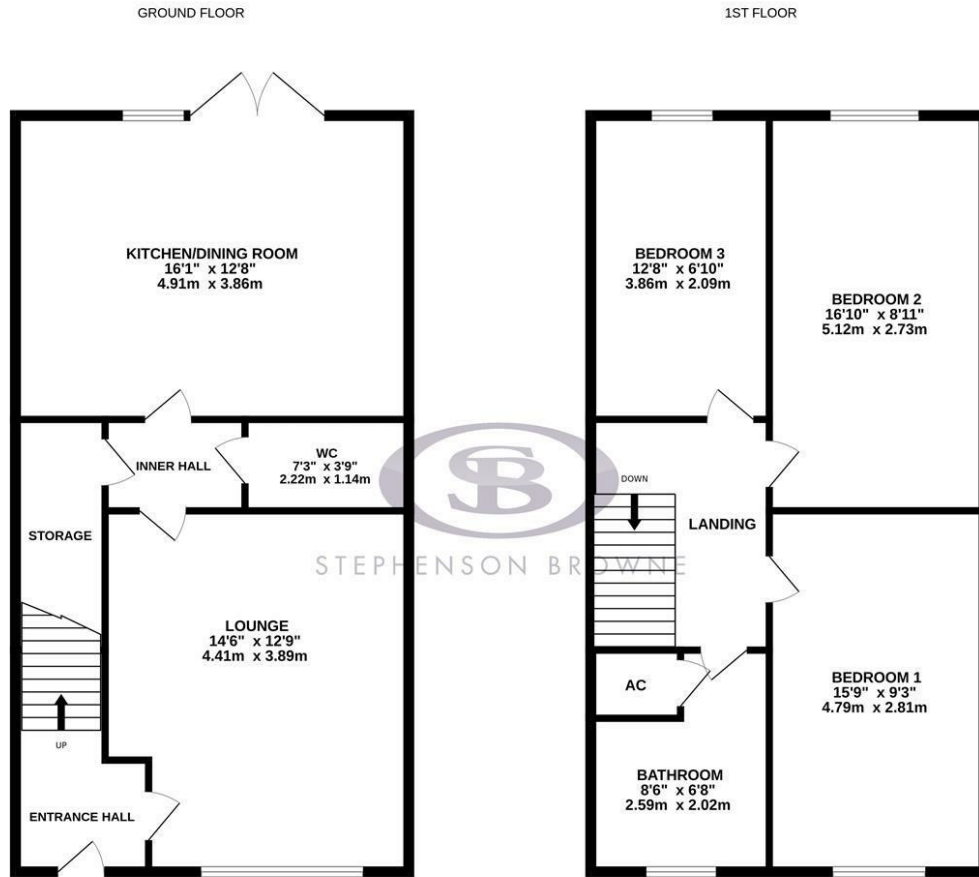
For a FREE valuation please call or e-mail and we will be happy to assist.

### 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.

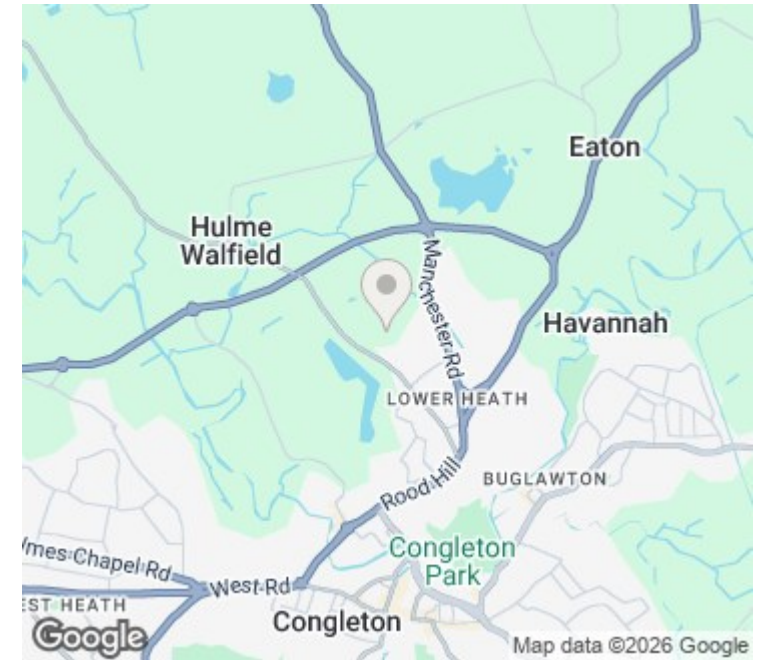


# Floorplans



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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>93</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>86</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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](http://www.stephensonbrowne.co.uk)