



Energy performance certificate (EPC)



Breakdown of property's energy performance
<https://find-energy-performance-certificate.service.gov.uk/energy-certificates/0051-0086-0032-427-723>

Disclaimer
 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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brown

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45 Ginkgo Grove
 Somerford, Congleton, Cheshire CW12 4ZL

Selling Price: £168,000

- MODERN WELL PRESENTED MID TERRACE HOME
- FRONT LOUNGE, KITCHEN DINER & CLOAKROOM
- TWO DOUBLE BEDROOMS & BATHROOM
- DRIVEWAY FOR TWO CARS
- ENCLOSED REAR GARDEN
- DISCOUNTED BY 30% UNDER THE DISCOUNT SALE SCHEME THROUGH CHESHIRE EAST COUNCIL
- SOUGHT AFTER SOMERFORD LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

***Applications can be submitted to Cheshire East Council prior to a viewing being arranged by emailing

LowCostHomeOwnership@cheshireeast.gov.uk
regarding your interest***

Please contact our sales team for further information or to arrange a viewing

WATCH OUR ONLINE PROPERTY TOUR A RECENTLY CONSTRUCTED TWO BEDROOM MID TERRACE HOME OFFERED FOR SALE WITH A 30% DISCOUNT UNDER THE DISCOUNTED SALE SCHEME THROUGH CHESHIRE EAST COUNCIL.

This property has an open market price of £240,000, however you pay £168,000 under the Cheshire East Discounted For Sale Scheme. You own 100% of the property and don't pay rent. Full qualifying details can be found on Cheshire East website:

https://www.cheshireeast.gov.uk/housing/affordable_housing/affordable_housing.aspx

The property is built to the latest requirements, having gas central heating and double glazing. The internal accommodation comprises: hall, cloakroom/W.C., lounge, fitted kitchen/diner with double doors to the rear garden with lawn and patio which has a sunny aspect.



At first floor level the landing allows access to two bedrooms, completing the accommodation is a family bathroom.

Outside to the front is a tarmac driveway for two cars and to the rear is a garden which has a sunny aspect being fully enclosed laid to patio with lawn.

Congleton boasts excellent transport links to the North West. Black Firs Park is only a 10 minute drive away from junction 17 of the M6 motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 17 miles away, and the property also lies within only a 10 minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston.

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area has recently been further enhanced with the completion of the new Congleton link road completed in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

Please note - when selling there will be restrictions as to who to sell to. Please take solicitors advice prior to purchase.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite front door to:

VESTIBULE : Radiator. Door to:

LOUNGE 13' 1" x 11' 8" (3.98m x 3.55m): PVCu double glazed window to front aspect. Feature wall. 13 Amp power points. Radiator. Stairs with cupboard below. Door to:

KITCHEN DINER 12' 9" x 7' 7" (3.88m x 2.31m): White hi-gloss base and eye level units with contrasting laminated surfaces. Gas hob with canopy extractor over and oven below. Dishwasher. Fridge freezer. Space for washing machine. PVCu double glazed french doors. 13 Amp power points. Kickboard fan heater.



W.C./CLOAKROOM 6' 4" x 3' 8" (1.93m x 1.12m): White suite comprising low level W.C. and pedestal wash hand basin. Radiator.

First Floor :

LANDING : Doors to principle rooms. Access to roof space. Radiator. 13 Amp power points.

BEDROOM 1 FRONT 13' 0" x 9' 4" (3.96m x 2.84m) max: PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Deep fitted cupboard over stairs.

BEDROOM 2 REAR 13' 0" x 7' 7" (3.96m x 2.31m): PVCu double glazed window. Fitted wardrobe. Radiator. 13 Amp power points.

BATHROOM : White suite comprising low level W.C., panelled bath with shower and screen over and pedestal wash hand basin. Fully tiled walls. Radiator. Electric shaver point.

OUTSIDE :

FRONT : Tarmac driveway for two cars with electric charge point. Views over natural pond area.

REAR : Fully enclosed garden with timber fence panelling. Patio. Lawn with borders having a sunny aspect.

TENURE : Freehold. Service charge: £124 per annum

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4ZL

