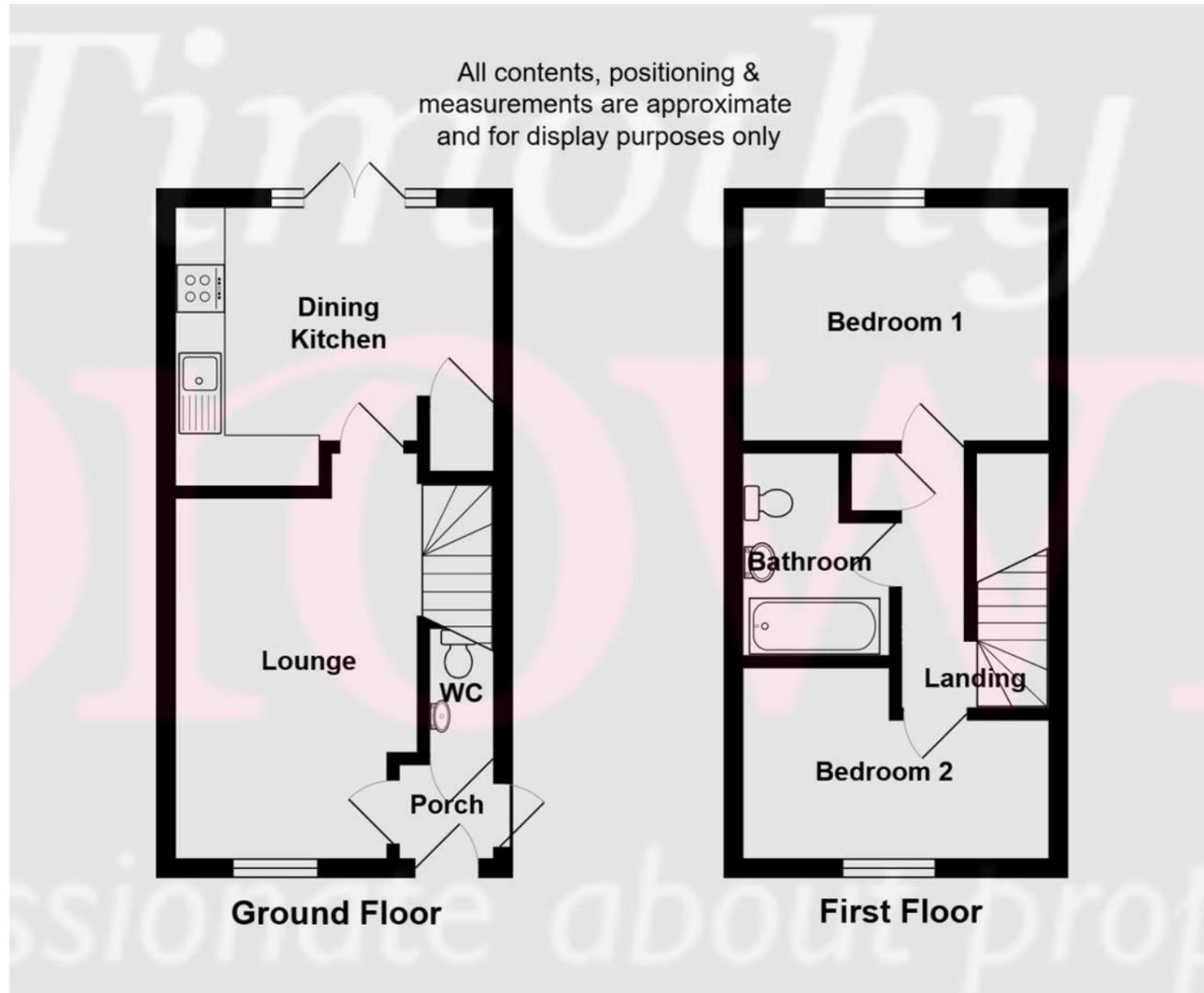


# Timothy a brown



**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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# Timothy a brown

www.timothyabrown.co.uk

35 Geoffrey Way,  
Congleton, Cheshire CW12 4YJ

Selling Price: Fixed £204,000

- MODERN HOME AT 80% MARKET VALUE VIA DISCOUNTED SALES SCHEME
- IMMACULATE INTERIOR WITH UPGRADED FINISHES THROUGHOUT
- STYLISH DINING KITCHEN WITH INTEGRATED APPLIANCES
- BRIGHT LOUNGE, CLOAKROOM AND TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN AND TWO DEDICATED PARKING SPACES
- ENERGY-EFFICIENT BUILD WITH EPC RATING B
- EDGE OF CONGLETON, NEAR AMENITIES, COUNTRYSIDE, SCHOOLS & BYPASS
- DISCOUNTED PURCHASE SUBJECT TO CHESHIRE EAST APPROVAL

This beautifully maintained modern home is available to purchase through the Cheshire East Discounted Sales Scheme.

The full open-market value is £255,000, but eligible buyers pay £204,000 — an 80% discounted price representing a 20% reduction. You will own 100% of the property and not pay any rent on the remainder.

The scheme is overseen by Cheshire East Council and the purchase is subject to specific criteria. Conditions apply and further information can be found at Cheshire East's website or by emailing [lowcosthomeownership@cheshireeast.gov.uk](mailto:lowcosthomeownership@cheshireeast.gov.uk)

Completed in 2024, the property offers a contemporary finish throughout and has been thoughtfully improved beyond the original builder's specification. It benefits from PVCu double glazing, gas central heating and an impressive 'B' energy efficiency rating.

The layout includes an inner hall/porch, a cloakroom/WC, and a comfortable lounge with stairs rising to the first floor. To the rear sits a stylish dining kitchen, fitted with integrated Zanussi appliances and featuring double French doors opening onto the enclosed patio and garden. Upstairs, the landing leads to two double bedrooms and a modern bathroom.

Beyond the rear garden are two private allocated parking spaces, while to the front of the home there is an amenity area incorporating children's play facilities.

Positioned on the outskirts of Congleton, the property enjoys nearby countryside, excellent schooling options, the convenience of the bypass, and the amenities of West Heath shopping centre close at hand.

Homes offered under this scheme are always in high demand, so early interest is strongly advised.

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

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Composite front door to:

**HALL :** Radiator. Doors to lounge and cloakroom/W.C.

**CLOAKROOM W.C. :** White suite comprising: Low level W.C. and wash hand basin. Partly tiled walls. Radiator.

**LOUNGE 16' 0" x 9' 8" (4.87m x 2.94m):** PVCu double glazed window. Radiator. Stairs. Door to:

**KITCHEN DINER 13' 2" x 11' 0" (4.01m x 3.35m):** PVCu double glazed window and double doors to rear. Attractive base and eye level units with laminated surfaces. Gas hob with extractor canopy over and

oven below. Stainless steel single drainer 1.5 bowl sink unit inset. Integrated Zanussi appliances comprising: washer dryer, fridge, freezer and dishwasher. Radiator. Door to storage cupboard.

**First Floor :**

**LANDING :** Access to roof space. Door to storage cupboard. Radiator. Doors to all rooms.

**BEDROOM 1 REAR 13' 2" x 8' 10" (4.01m x 2.69m):** PVCu double glazed window to rear aspect. Radiator.

**BEDROOM 2 FRONT 13' 3" x 7' 10" (4.04m x 2.39m):** PVCu double glazed window to front aspect. Radiator.

**BATHROOM :** White suite comprising W.C., pedestal wash hand basin and panelled bath with shower and screen over. Partly tiled walls. Radiator. Electric shaver point. Tiled floor.

**Outside :**

**FRONT :** Estate access road and beyond is a green play area open space. Small lawn area behind railing and path leading to the front door.

**REAR :** Patio abutting onto lawn. Outside tap. Outside light. Shed/storage base. Fully enclosed by timber fence panels with rear gate leading onto dedicated car parking for two cars.

**TENURE :** Freehold (subject to solicitor's verification).

**ESTATE MANAGEMENT FEE :** £138 per annum (variable) to the estate management company.

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

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** B

**DIRECTIONS:** SATNAV CW12 4YJ

**Energy performance certificate (EPC)**

35 Geoffrey Way Somerset Congleton CW12 4YJ	Energy rating <b>B</b>	Valid until: 14 February 2034 Certificate number: 8234-3332-0000-0615-7292
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Property type: Mid-terrace house  
Total floor area: 62 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is B. It has the potential to be A.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

