



54 Ormiston Way, Congleton, CW12 4DF

£178,750

- Beautifully Presented Three Bedroom End Terrace Property
- Handy Downstairs Cloakroom
- Landscaped Rear Garden & Private Driveway To The Front
- Close To Local Amenities & Countryside Walks
- Generous Size Lounge/ Dining Room
- Three Well Proportioned Bedrooms
- 65 % Shared Ownership With The Potential To Purchase The Remaining
- On-Trend Kitchen Equipped With White Gloss Units & Integral Appliances
- Contemporary Family Bathroom
- Sought After Location Of West Heath

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A compelling opportunity to acquire a beautifully presented three-bedroom end-terrace home, constructed in 2022 by Miller Homes, offering modern, energy-efficient living with the added advantage of shared ownership at 65% a smart, cost-effective route onto the property ladder.

This contemporary home delivers immediate kerb appeal, complemented by off-road parking and a well-maintained frontage. Internally, the property has been enhanced through thoughtful upgrades, including stylish décor, flooring, blinds, fitted wardrobes, landscaped gardens, and external electrics positioning this as a turnkey asset.



Council Tax Band: C



The ground floor provides a spacious entrance hallway, cloakroom/WC, and a generous lounge/dining room, a highly versatile space designed for both relaxation and entertaining. Patio doors open onto the landscaped rear garden, creating a natural extension of the living space. The modern kitchen is sleek, functional with on trend white gloss units and quality integrated appliances.

To the first floor are three well proportioned bedrooms and a contemporary family bathroom, all finished to a high standard in keeping with the build quality.

Externally, the landscaped rear garden offers a low-maintenance outdoor environment, ideal for families and social use, with the added benefit of external power supply. The front driveway offers off road parking immediately outside the property.

From a strategic standpoint, the property benefits from excellent energy efficiency typical of a 2022 build, translating into lower running costs, a key consideration in today's market.

Shared Ownership Advantage

This property represents a highly accessible entry point into homeownership, with purchasers acquiring a 65% share while paying a subsidised rent on the remaining portion. Crucially, the scheme offers flexibility for future growth, allowing buyers to "staircase" and purchase additional shares over time, ultimately reaching 100% ownership as affordability permits, subject to criteria and acceptance. This creates a clear pathway from partial to full ownership.

Situated in a prime Congleton location, the property benefits from Nearby retail and town centre amenities, On-site play park -ideal for families. Strong transport links to

Macclesfield, Sandbach, Holmes Chapel, and the M6 motorway.

Viewing is highly advised to appreciate this beautifully presented home.

Entrance Hall

Having a modern composite front entrance door with central glazed panel. Having herringbone oak style vinyl flooring. Radiator, stairs off to first floor landing.

Lounge

16'7" x 14'9"

Having a UPVC double glazed window and French doors with full length glazed panels and matching side panels giving views and access to the rear garden.. Radiator, T.V point. Built in store cupboard.

Kitchen

10'5" x 7'6"

Having a range of white gloss cupboard and base units with contrasting wood wash effect worksurface over incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap over. Integral combination oven and grill with separate five ring gas hob with chimney style stainless steel extractor over. Plumbing for washing machine and dishwasher. Splashback tiling, under counter lighting, recess LED lighting to ceiling, UPVC double glazed window to the front aspect, radiator, light oak effect vinyl flooring.

Ground floor cloaks

Having a UPC double glazed window to the front aspect, WC and wash hand basin. Extractor fan, radiator.

First Floor Landing

Having access to love space. Storage cupboard housing backseat gas by essential heating boiler. Family bathroom 2.46 m x 1.70 m.

Bedroom One

14'9" x 10'6"

Having twin privacy to windows to the front aspect. Radiator, built in wardrobe with a sliding mirrored drawers having hanging rails and shelving.

Store cupboard.

Bedroom Two

10'9" x 7'9"

Having a UPVC double glazed window to the rear aspect, radiator.

Family Bathroom

8'0" x 5'6"

Having a modern white suite comprising of panelled bath with over bath electric Mira shower with fixed glazed shower screen and chrome mixer tap, wall mounted wash hand basin and low-level WC. Radiator, recessed LED lighting and extractor fan to ceiling. Pot tile walls, wood wash affect final flooring.

Additional Upgrades

Extras in the kitchen carpets flooring blinds. Wardrobes tiling outside tap landscaped garden trees.

AML REGULATONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





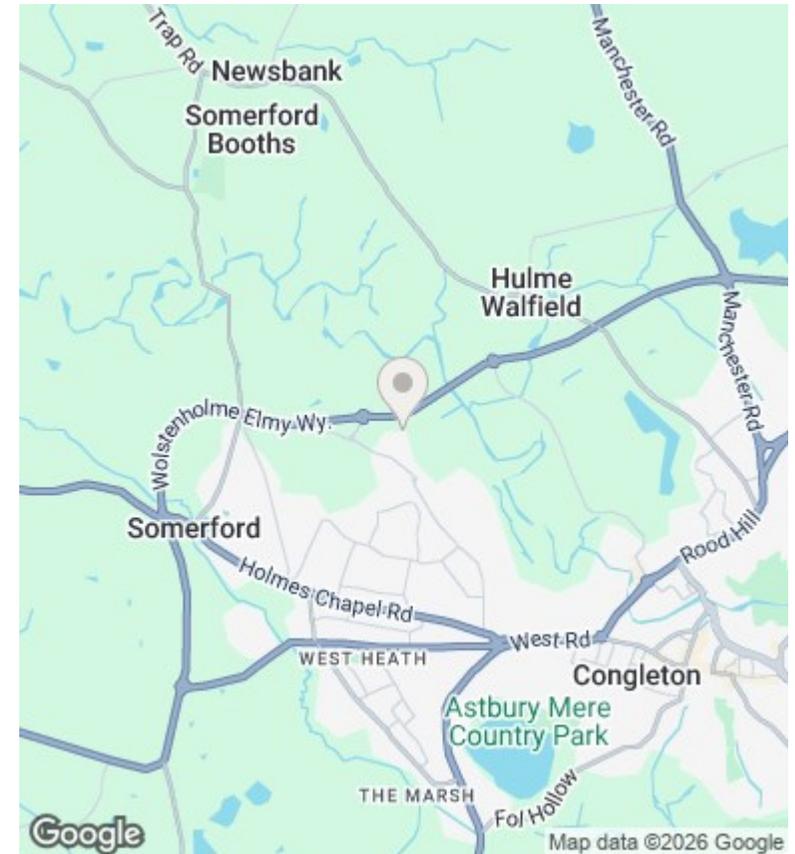
Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

C



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |