Whittaker&Biggs Est. 1930
Rostons Group

25 Goss Place, Alsager, Stoke-On-Trent, ST7 2LR

£154,000

- Available as part of the affordable housing scheme with a fantastic 30% discount scheme.
- Open plan kitchen / diner
- Landscaped rear garden
- Situated within the highly regarded town of Alsager,
- This is a fantastic opportunity for first time buyers!
- Ground floor WC
- Allocated parking
- The lounge enjoys a bright front aspect and tasteful décor
- Two well proportioned bedrooms
- Pleasant position within this modern development

16 High Street, Congleton, Cheshire, CW12 1BD
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25 Goss Place, Stoke-On-Trent ST7 2LR

Available as part of the affordable housing scheme with a fantastic 30% discount scheme & no rent payable. This is a fantastic opportunity for first time buyers!

Occupying a pleasant position within this modern development, this beautifully presented home offers well-maintained accommodation throughout together with a thoughtfully landscaped rear garden and allocated parking positioned to the rear.

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Council Tax Band: B

The property has been tastefully improved by the current owners, incorporating upgraded internal oak doors, quality flooring and attractive brick-slip feature walling to the kitchen diner, creating a stylish and contemporary finish throughout.

The accommodation is entered via a composite front entrance door into a welcoming entrance hall with ground floor cloakroom / WC. The lounge enjoys a bright front aspect and tasteful décor, whilst the open-plan kitchen diner is fitted with an attractive range of shaker-style units with solid wood work surfaces, Belfast sink and French doors opening onto the rear gardens, creating an ideal space for both everyday living and entertaining.

To the first floor are two well proportioned bedrooms, together with a contemporary family bathroom fitted with a white suite and shower over the bath.

A particular feature of the property is the professionally landscaped rear garden, designed by the current owner to create a stylish yet low maintenance outdoor space. The garden enjoys Indian stone patio seating areas, artificial lawn, raised sleeper borders and a substantial timber garden store / workshop, all enclosed by contemporary fencing.

The property is offered for sale under an affordable housing scheme with a 30% discounted market value and is subject to the relevant qualifying application, criteria and local authority terms and conditions. There is no rent payable, however a service charge of approximately £400 per annum applies for the maintenance and upkeep of the wider development.

Situated within the highly regarded town of Alsager, the property is ideally located for excellent local amenities, scenic countryside and canal walks, commuter links and well-regarded primary and secondary schools.

Entrance Hall
Entered via a composite front entrance door with obscure glazed panelling. Tiled flooring, radiator, and access to the ground floor accommodation.

Ground Floor Cloakroom
Fitted with a low-level WC and wash hand basin with mixer tap over. Part tiled walls, radiator, and obscure UPVC double glazed window to the side elevation.

Lounge
13'2" x 9'8"
(plus staircase area)

A well-presented reception room featuring oak-effect laminate flooring, radiator, UPVC double glazed window to the front elevation, half-panelled wall detailing, and staircase rising to the first-floor landing.

Kitchen / Diner
14'4" x 9'2"
Fitted with a range of shaker-style wall and base units with solid oak work surfaces and matching upstands, incorporating a ceramic Belfast sink with mixer tap. Space for a gas cooker with chimney-style extractor over, fridge freezer, washing machine, and dishwasher. UPVC double glazed window and French doors provide access onto the rear patio and gardens. Oak-effect laminate flooring throughout, radiator, and defined dining area with attractive brick-slip feature wall.

First Floor Landing
With access to loft space and obscure UPVC double glazed window to the side elevation.

Bedroom One
14'5" x 10'8"
A spacious double bedroom with UPVC double glazed window to the rear elevation, radiator, and built-in storage cupboard.

Bedroom Two
11'9" x 6'5"
With UPVC double glazed window to the rear elevation and radiator.

Bathroom
6'2" x 7'6"
Appointed with a white suite comprising panelled bath with glazed shower screen and dual thermostatically controlled shower over, low-level WC, and pedestal wash hand basin. Part tiled walls, wood-effect tiled flooring, shaver point, radiator, wall vent, and obscure UPVC double glazed window to the rear elevation.

Rear Garden
A particular feature of the property is the beautifully landscaped rear garden, professionally designed and completed by the current owner, who is a professional landscaper. The garden has been thoughtfully arranged to create a contemporary yet low-maintenance outdoor space, ideal for both entertaining and relaxing.

Immediately adjoining the property is an Indian stone patio seating area, leading onto an artificial lawn with raised sleeper borders and carefully positioned ornamental planting. The garden is enclosed by modern painted fencing and further benefits from a substantial timber garden store / workshop.

Parking
The property benefits from a rear driveway providing off road parking for 2 vehicles.

Note
Affordable housing scheme subject to acceptance. Full value £220,000, there is a management fee of approximately £400 per annum.

AML REGULATIONS
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.

Affordable Housing Scheme – Eligibility Criteria
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This property is offered under Cheshire East Council's Affordable Housing Scheme and is available at a discounted percentage below full market value.

To be eligible to purchase, applicants must meet Cheshire East Council's affordable housing criteria, including:

• A local connection to Cheshire East through residency, permanent employment within the area, or an immediate family member living locally.

• A demonstrated housing need, showing that the property would be unaffordable at full market value but affordable at the discounted price based on income, deposit, and mortgage affordability.

• The right to reside in the UK.

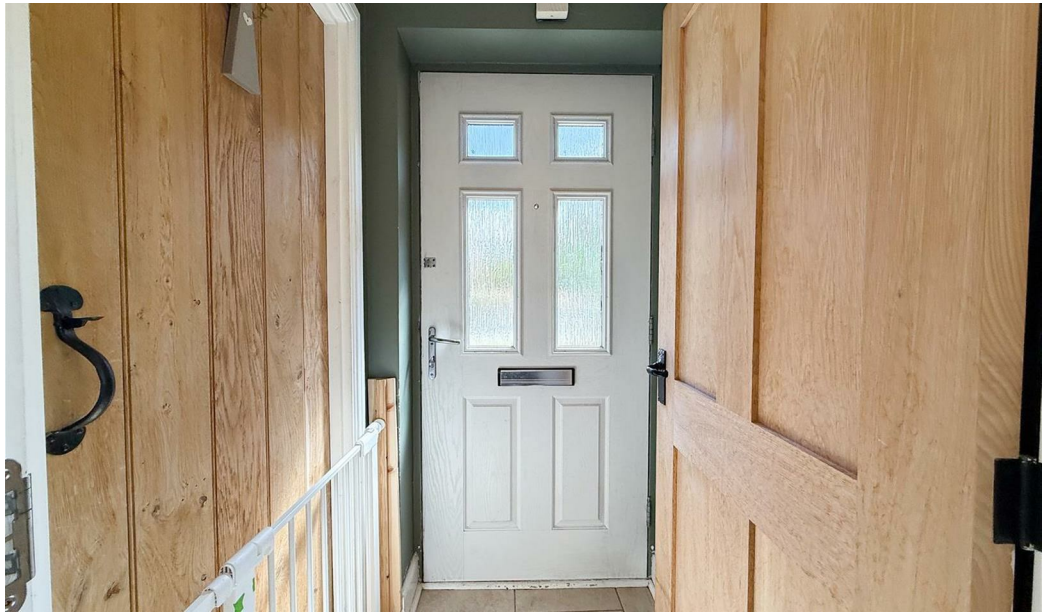
• Applicants should not currently own another property when applying.

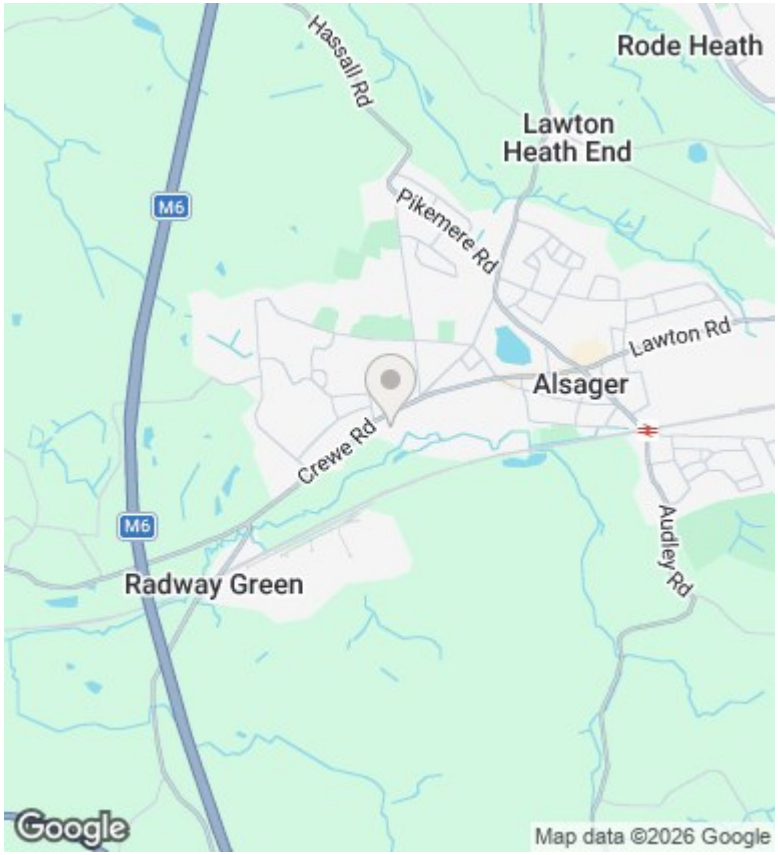
• Any additional eligibility requirements specific to the development may also apply.

The property must be occupied as the purchaser's main and permanent residence.

Important: Any prospective purchaser will be required to submit an application to Cheshire East Council and receive formal approval confirming eligibility before the purchase can proceed.

Interested parties are advised to contact Cheshire East Council's Housing Team or our office for further information regarding the application process and eligibility requirements.





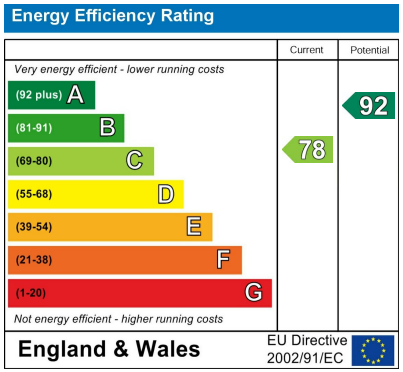
Directions

Viewings

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

Council Tax Band

B



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