



Westheath Close, Congleton, CW12 4ZQ.  
Offers In The Region Of £145,000

Whittaker Est. 1930  
& Biggs

## Westheath Close, Congleton, CW12 4ZQ.

This delightful one bedroomed stylish first floor apartment offers well presented accommodation which is ready for immediate occupation.

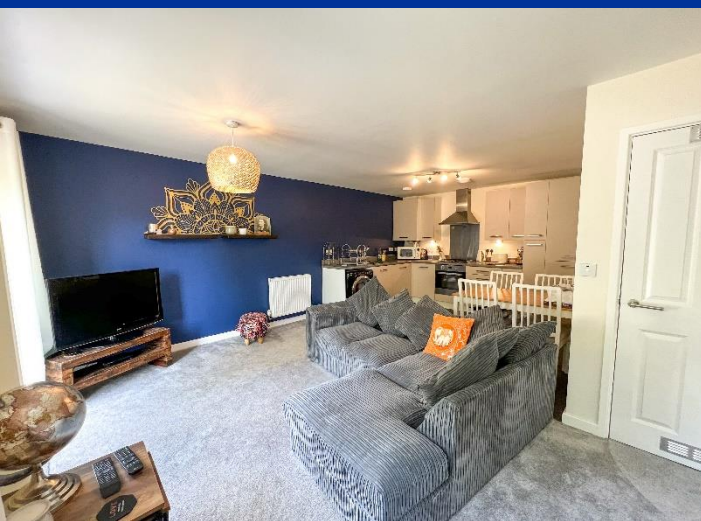
The property benefits from a fantastic sized rear garden which is certainly a rarity.

Located within the ever-popular West Heath location, with easy access to the local shopping precinct and Congleton town as well as neighbouring Holmes Chapel and Sandbach.

Internally the property offers a superb sized open plan accommodation with a living area, modern kitchen with a defined dining area, one double bedroom and a modern bathroom.

Externally The property is approached via a tarmac driveway allowing off road parking. There is an attractive frontage with lawned gardens to both the front and rear. The rear garden is a fantastic size and benefits from a good degree of privacy as well as a Sunny aspect.

An ideal opportunity for those looking for a turn-key home within such a highly regarded location.



**Entrance Hallway 16' 2" x 4' 1" (4.94m x 1.24m)**

Having a modern composite front entrance door with access into the hallway, Double radiator, access to the bedroom, bathroom and open plan living area.

**Kitchen/ Living Area 19' 8" x 15' 1" (6.0m x 4.6m)**

**Living Area**

Having UPVC double glazed French Doors and UPVC double glazed window to side aspect with access to the rear garden and defined patio area. Double radiator.

**Kitchen Area**

Having a range of on trend wall mounted cupboard and base units with fitted worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over, integral electric oven, four ring gas hob with chimney style stainless steel extractor over. Integral fridge, freezer. Space and plumbing for washing machine, tiled floors and a defined dining area.

**Bedroom One 10' 6" x 10' 2" (3.2m x 3.1m)**

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

**Bathroom 5' 2" x 10' 4" (1.57m x 3.14m)**

Having a modern white three-piece suite comprising of a panelled bath with a chrome separate shower attachment over, low level WC with push flush, pedestal wash hand basin with chrome mixer taps over, partially tiled walls and splash backs, vinyl flooring, extractor fan and double radiator.

**Externally**

The front of the property benefits from a lawned area with plant borders and allocated parking directly outside the property.

To the rear of the property there is a superb sized fully enclosed garden, laid mainly to lawn with a paved patio area, gated access to the front of the property.

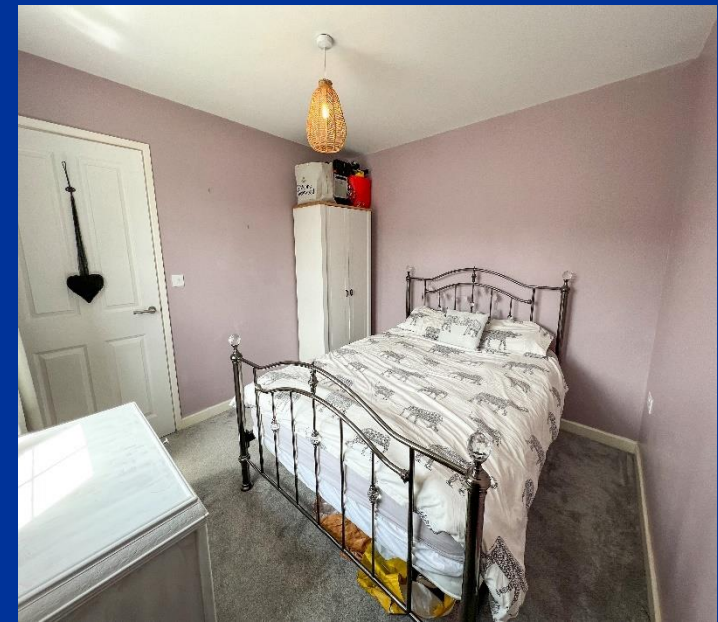
Note:

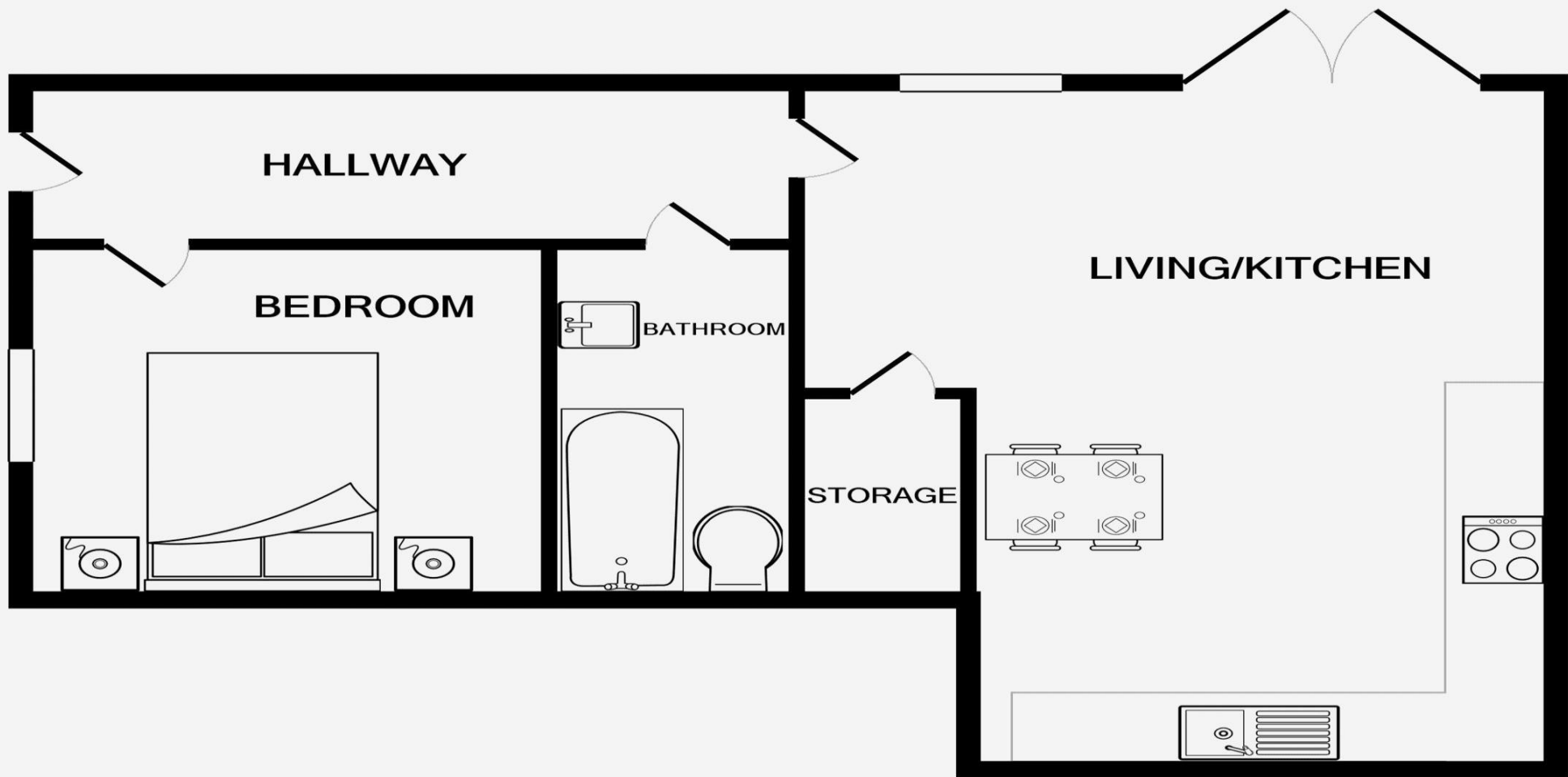
Council Tax Band: A

EPC Rating: B

Tenure: believed to be Leasehold







### WESTHEATH CLOSE

TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2022



**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agent they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings, or services and so cannot guarantee they are in fit working order or fit for their purpose. The agent would also like to point out that the majority of the of the photographs used on their brochures are taken with non-standard lenses.

16 High Street  
Congleton

Cheshire

T: 01260 273241

E: [congleton@whittakerandbiggs.co.uk](mailto:congleton@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Whittaker Est. 1930  
& Biggs