



Berkshire Drive, Congleton, CW12 1SB.

£165,000

Est. 1930
**Whittaker
& Biggs**

Berkshire Drive, Congleton, CW12 1SB.

We are pleased to offer for sale this fantastic two bedroomed first floor apartment situated in the highly desirable Lower Heath area of Congleton close to local schools and amenities.

The internal accommodation briefly comprises: communal entrance hallway, private entrance hallway, lounge/diner, kitchen, good sized bathroom and two well-proportioned bedrooms with electric underfloor heating throughout.

Externally the property benefits from a tandem garage and driveway providing off road parking. To the rear of the property there is a private decked patio area leading out from the kitchen overlooking the mature communal gardens perfect for alfresco dining in the warmer months.

With easy access to Congleton, Macclesfield, South Manchester and the M6 an internal inspection comes highly recommended.



Entrance Hallway

Communal hallway leading through to:-

Hallway

Wood effect laminate flooring with electric under floor heating, airing cupboard housing hot water cylinder and shelving.

Lounge/Diner 15' 11" x 12' 2" (4.85m x 3.70m)

Having hard wood double glazed feature bow window to front elevation, having wood effect laminate flooring with electric under floor heating, feature fireplace with granite hearth housing an electric coal effect fire, bespoke fitted wooden bookcase in recess.

Kitchen 10' 5" x 8' 8" (3.18m x 2.63m)

Having a range of shaker style wall and base units with complimentary worktop over incorporating a stainless steel sink with drainer and chrome mixer tap over, integrated single oven with electric four ring induction hob with extractor hood over, space for fridge, freezer and plumbing for washing machine. Original quarry tiles, uPVC double glazed French doors onto decking area.

Bedroom One 12' 0" x 10' 5" (3.65m x 3.17m)

Having hard wood double glazed window to the front elevation, bespoke fitted wardrobes and dressing table, wood effect laminate flooring with electric under floor heating.

Bedroom Two 10' 6" x 9' 9" (3.19m x 2.97m)

Having hard wood double glazed window to the rear elevation overlooking the gardens, wood effect laminate flooring with electric under floor heating.

Bathroom 7' 0" x 6' 9" (2.14m x 2.05m)

Having a three piece white suite with enamel bath, chrome taps, separate Triton shower with glass end panel over the bath, vanity unit with storage cupboards

incorporating a console basin with chrome mixer tap, concealed low level wc, hard wood double glazed obscured window to the rear elevation, wood effect laminate flooring with electric under floor heating.

Garage 25' 11" x 11' 3" (7.90m x 3.44m)

A superb size brick built tandem garage with up and over door with power and water installed.

Externally

Externally the property benefits from mature communal grounds with well stocked borders, shrubbery and trees, There is an allocated driveway in front of the Tandem garage.

Notes:

Council Tax Band: B

EPC Rating: D

Tenure: believed to be leasehold







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