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27 Westholme Close
Congleton, Cheshire CW12 4FZ

Selling Price: £150,000

- WELL PRESENTED GROUND FLOOR APARTMENT
- SEPARATE LOUNGE & DINING ROOM
- BATHROOM & EN SUITE
- TWO BEDROOMS
- TWO ALLOCATED RESIDENTS PARKING SPACES
- DISCREET LOCATION & EASY WALKING DISTANCE OF THE TOWN CENTRE
- PROFESSIONALLY MAINTAINED GROUNDS
- NO CHAIN

****WELL APPOINTED, GROUND FLOOR APARTMENT WITH SEPARATE LOUNGE. DINING ROOM AND EVEN FEATURES AN EN SUITE TO THE MASTER BEDROOM****

****NO CHAIN - READY FOR IMMEDIATE OCCUPATION****

****LAVISH GROUND FLOOR APARTMENT****

SEPARATE LOUNGESEPARATE DINING ROOM**FITTED KITCHEN**TWO BEDROOMS**ENSUITE SHOWER ROOM**MAIN BATHROOM**LUXURIOUS INTERIOR****

****TWO DESIGNATED PARKING SPACES**ASPECT OVER PROFESSIONALLY MAINTAINED GROUNDS**WALKING DISTANCE OF TOWN CENTRE**AFFORDABLE, SENSIBLY PRICED SERVICE CHARGE****

Within walking distance of the town centre and Astbury Mere Country Park. Located in where we consider to be a desirable location, with the town centre only a few minutes walk away.

The town of Congleton offers a selection of primary and secondary schools, together with a wide range of pubs and restaurants and fitness centres. The town centre boasts a Marks & Spencer Simply Food, Tesco, and a variety of shops as well as essential services such as chemists, doctors and dentists. Congleton is close to the Peak District National Park, with the M6

motorway and main arterial routes to Manchester Airport easily accessible by road. The main railway station provides links to national rail networks.

The area will be further enhanced with the completion of the new Congleton link road opening in 2020. The Congleton link road will join the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

The accommodation briefly comprises
(all dimensions are approximate)

COMMUNAL ENTRANCE : PVCu double glazed door. Door to:

PRIVATE FLAT ENTRANCE : Secure panelled door.

ENTRANCE HALL : Coving to ceiling. Intercom handset. Single panel central heating radiator. Central heating thermostat. Recessed store cupboard.

LOUNGE 12' 0" x 12' 1" (3.65m x 3.68m): PVCu double glazed bay window to front aspect. Coving to ceiling. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Satellite point. Double and single panel central heating radiator.

DINING AREA 9' 1" x 7' 8" (2.77m x 2.34m): PVCu double glazed window to side aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Cupboard housing Vaillant gas combination boiler.

KITCHEN 9' 4" x 7' 4" (2.84m x 2.23m): PVCu double glazed window to rear and side aspect. Beech effect laminate fronted eye level and base units having roll edge formica preparation surfaces over with single drainer sink unit inset with mixer tap. Built-in Bosch 4-ring gas hob with integrated extractor hood over and built-in Bosch electric oven/grill below. Integrated fridge,

washing machine and dishwasher. Tiled to splashbacks. Tiled floor. 13 Amp power points. Double panel central heating radiator.

BATHROOM 7' 0" x 6' 4" (2.13m x 1.93m): Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath and shower with screen over. Half tiled walls. Extractor fan. Single panel central heating radiator. Tiled floor. Shaver point.

BEDROOM 1 REAR 11' 9" x 9' 5" (3.58m x 2.87m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Two double built-in wardrobes. Recessed feature cupboard.

EN SUITE 6' 0" x 6' 2" (1.83m x 1.88m): White suite comprising: low level W.C., wash hand basin set in vanity unit and enclosed shower cubicle with glass door and housing a mains fed shower. Single panel central heating radiator. Shaver point. Tiled floor. Shaver point.

BEDROOM 2 FRONT 8' 5" x 8' 2" (2.56m x 2.49m): PVCu double glazed window to front aspect. Quality fully fitted bedroom suite. Double panel central heating radiator. 13 Amp power points.

OUTSIDE : Well maintained communal gardens. Two designated parking spaces.

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

TENURE : Leasehold. £222 current annual ground rent and £141 per month for service charge.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 4FZ

