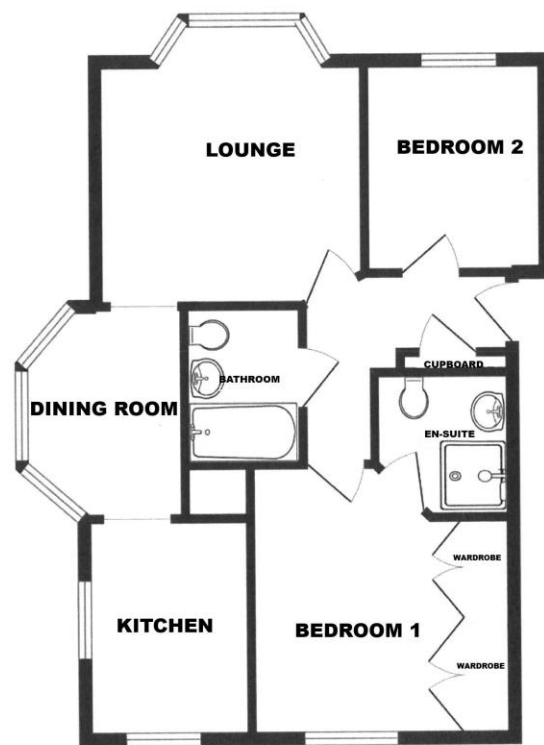


# Timothy a brown



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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# Timothy a brown

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

29 Westholme Close  
Congleton, Cheshire CW12 4FZ

Selling Price: £180,000

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



FOR SALE BY PRIVATE TREATY (Subject to contract)

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

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

**LAVISH FIRST FLOOR APARTMENT\*\*SEPARATE LOUNGE\*\***

**\*\*SEPARATE 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 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.

**KITCHEN 9' 4" x 7' 4" (2.84m x 2.23m):** PVCu double glazed window to rear and side aspect. 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 AEG ceramic electric hob with integrated extractor hood over and built-in Bosch electric oven/grill below. Space for fridge and dishwasher. Tiled to splashbacks. 13 Amp power points. Double panel central heating radiator. Wall mounted Worcester gas central heating boiler.

**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 area.

**EN SUITE 6' 0" x 6' 2" (1.83m x 1.88m):** White suite comprising: low level W.C., wash hand basin, enclosed shower cubicle with glass door and housing a mains fed shower. Shaver point. Tiled floor. Shaver point. Partly tiled walls. White rail/towel rail.

**BEDROOM 2 FRONT 8' 5" x 8' 2" (2.56m x 2.49m):** PVCu double glazed window to front aspect. 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 £1,800 per annum for service charge.

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** C

**DIRECTIONS:** SATNAV CW12 4FZ

