

Timothy a brown



102 Bath Vale,
Congleton, Cheshire CW12 2HY

Selling Price: £115,000

- MODERN STYLISH COACH HOUSE APARTMENT WITH NO ONWARD CHAIN
- DOUBLE BEDROOM PROVIDING A PEACEFUL RETREAT
- INVITING OPEN-PLAN KITCHEN & SITTING ROOM
- WELL-APPOINTED CONTEMPORARY BATHROOM
- DESIGNATED PARKING SPACE FOR EVERYDAY CONVENIENCE
- CHARMING BIJOU GARDEN PERFECT FOR RELAXING OUTDOORS
- MOMENTS FROM CONGLETON PARK, CANAL & BIDDULPH VALLEY WALKWAY

FOR SALE BY PRIVATE TREATY (Subject to contract)

MODERN • STYLISH • PERFECTLY POSITIONED — A ONE BEDROOM COACH HOUSE APARTMENT WITH PARKING & A PRIVATE GARDEN

NO ONWARD CHAIN

A fantastic opportunity for first-time buyers, downsizers, or savvy investors — this contemporary coach house apartment blends smart design, modern comforts, and a wonderfully convenient location.

Step inside and you'll find an inviting open-plan kitchen and sitting room, creating a sociable, easy-living space perfect for relaxing or entertaining. The double bedroom offers a peaceful retreat, complemented by a well-appointed bathroom. Outside, a charming bijou garden provides just the right amount of outdoor space for enjoying a morning coffee or evening unwind. A designated parking space adds practicality to everyday life.

A Home with the Best of Both Worlds

Tucked away on the edge of a desirable development, the setting gives you a sense of calm while placing you right where you need to be. Congleton Park is just moments away, offering beautiful green space to enjoy year-round. The scenic Biddulph Valley walkway and the tranquil Macclesfield Canal are within effortless reach — perfect for joggers, dog walkers, cyclists, or anyone craving a peaceful escape into nature.

Lifestyle on Your Doorstep

Congleton town centre is close by, offering a superb mix of amenities including cafés, restaurants, fitness centres, and a thriving nightlife. From Marks & Spencer Simply Food and Tesco to local independent retailers, florists, butchers, chemists, doctors and dentists — everything you need is easily accessible. And for the outdoors enthusiast, the breathtaking Peak District National Park is just a short drive away.



A Home That Truly Delivers

Well presented, well located, and ready to move straight into — this is a property that simply must be viewed to be fully appreciated.

Don't miss out. Call us today — we'd love to show you around.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Front door to communal hall with stairs to first floor landing. Private entrance door to apartment.

OPEN PLAN KITCHEN/SITTING ROOM 17' 0" x 11' 10" (5.18m x 3.60m):

Sitting Room Area : PVCu double glazed French windows to Juliette balcony. 13 Amp power points. Television aerial point. Doors to bathroom and bedroom. Double panel central heating radiator with thermostat. Oak effect floor.

Kitchen Area : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Fitted with range of light oak effect base and eye level units with inset single drainer stainless steel sink with mixer tap. Roll edge preparation surface over. Integrated appliances comprising: 4 ring gas hob, extractor canopy over, electric oven below, integrated washing machine and fridge/freezer. Cupboard housing gas combi central heating boiler. 13 Amp power points. Tile floor. Intercom handset.

BEDROOM REAR 9' 7" x 8' 11" (2.92m x 2.72m) plus wardrobes: PVCu double glazed window to rear aspect. Fitted wardrobes to one elevation. 13 Amp power points. Single panel central heating radiator with thermostat.

BATHROOM 6' 4" x 5' 9" (1.93m x 1.75m): Opaque PVCu double glazed window to front aspect. Low voltage downlighters inset. White suite comprising: low flush w.c., pedestal wash hand basin and panelled bath with mains fed shower and glass screen over. Partly tiled walls. Tiled floor. Shaver point. Extractor fan. Centrally heated towel radiator.



Outside :

FRONT : One parking space. Extra small tarmac area to right hand elevation with path to rear.

REAR : Enclosed by timber fenced garden laid to bark for ease of maintenance.

TENURE : Leasehold. Lease -125 years from 1.9.2011. Ground rent £95 per annum. Estate charge £534.77 per annum, paid quarterly.

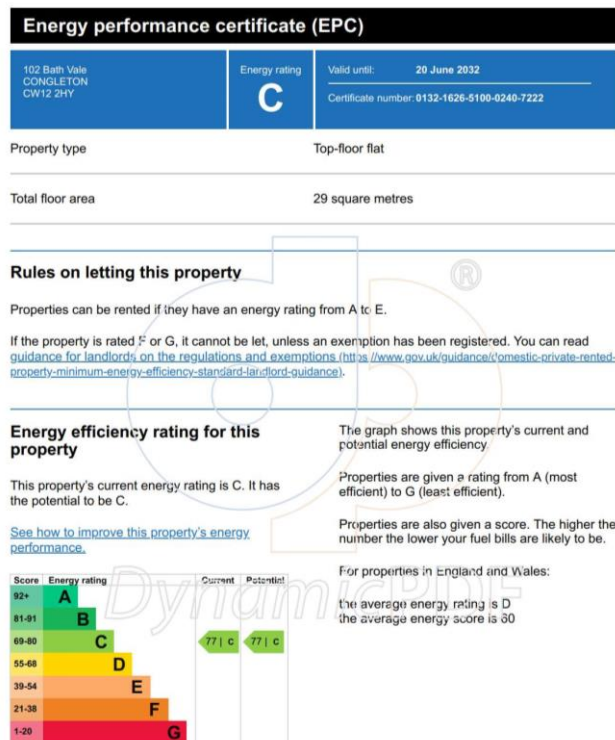
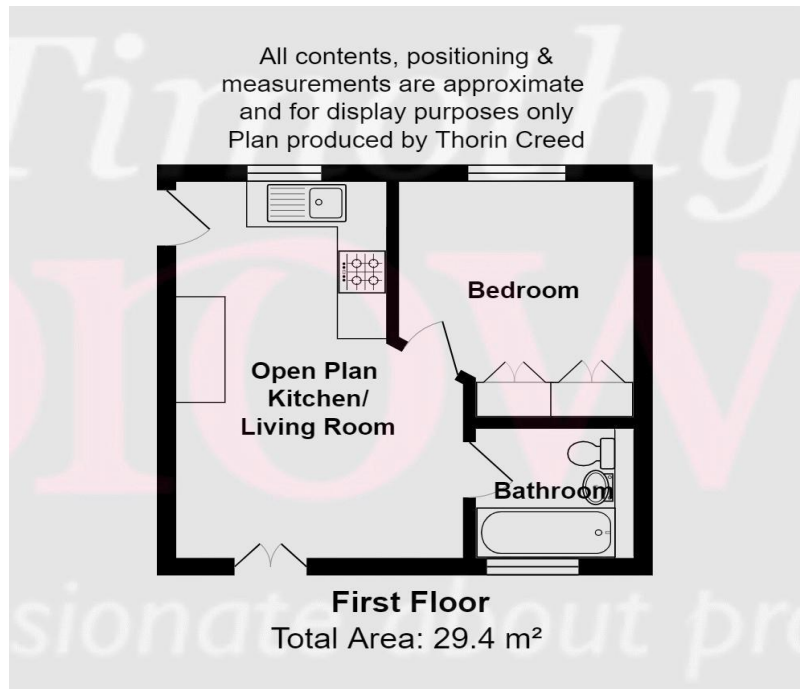
SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

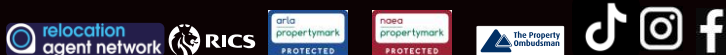
DIRECTIONS: SATNAV CW12 2HY



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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**Timothy a
brown**
www.timothyabrown.co.uk