

Total Area: 60.1 m<sup>2</sup>

### Second Floor

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

**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

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### 19 Westholme Close

Congleton, Cheshire CW12 4FZ

Selling Price: £164,950

- MODERN EXECUTIVE 2ND FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE/DINER, KITCHEN & BATHROOM
- TWO DESIGNATED PARKING SPACES
- GAS CENTRAL HEATING & PVCU DOUBLE GLAZING
- WALKING DISTANCE OF TOWN CENTRE & ASTBURY MERE
- NO CHAIN

# FOR SALE BY PRIVATE TREATY (Subject to contract)

**\*\*NO CHAIN\*\***

**IDEAL FOR FIRST TIME BUYER, LOCK UP AND LEAVE OR INVESTORS.....**

**A MODERN EXECUTIVE SECOND FLOOR APARTMENT HAVING TWO BEDROOMS WITH A PLEASANT ASPECT OVER GARDENS AND GROUNDS. POPULAR DEVELOPMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

Entrance hall. Lounge/through dining room. Fitted kitchen. TWO BEDROOMS. Modern bathroom. Full gas central heating and double glazing. Cul de sac position. TWO PARKING SPACES visible from the apartment.

Situated on the highly regarded Woodland Development 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. Staircase to second floor hall.

**PRIVATE FLAT ENTRANCE** : Secure panelled door.

**ENTRANCE HALL** : Coving to ceiling. Intercom handset. Single panel central heating radiator. Central heating thermostat. Access to boarded roof space and light.

**BATHROOM** 7' 0" x 6' 3" (2.13m x 1.90m): Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed shower over. Half tiled walls with fully tiled walls to bath area. Extractor fan. Double panel central heating radiator. Shaver point.

**BEDROOM 1 REAR** 9' 10" x 9' 8" (2.99m x 2.94m) plus door recess: PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Two double built-in wardrobes. Alcove area

**BEDROOM 2 FRONT** 8' 6" x 8' 3" (2.59m x 2.51m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

**LOUNGE/DINER** 17' 7" x 12' 8" (5.36m x 3.86m) overall measurements:

**LOUNGE AREA** 12' 3" x 10' 9" (3.73m x 3.27m): PVCu double glazed window to front aspect with rural views towards The Cloud. Coving to ceiling. 13 Amp power points. Television aerial point. Satellite point. Single panel central heating radiator.

**DINING AREA** 12' 8" x 8' 11" (3.86m x 2.72m): PVCu double glazed window to side aspect with view of car park area. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.



**BOILER CUPBOARD** : Wall mounted Alpha combination boiler.

**KITCHEN** 9' 5" x 7' 6" (2.87m x 2.28m): PVCu double glazed window to rear and side aspects with attractive garden views towards Listed building. White effect laminate fronted eye level and base units having roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4 ring gas hob with integrated extractor hood over and built-in Hotpoint electric oven below. Space for fridge and freezer. Space and plumbing for washing machine. Tiled to splashbacks. 13 Amp power points. Single panel central heating radiator.

**Outside** : Two car parking spaces.

**TENURE** : Leasehold. Residue of 999 years lease. Ground rent £222 per annum. Service charge £154 per calendar month.

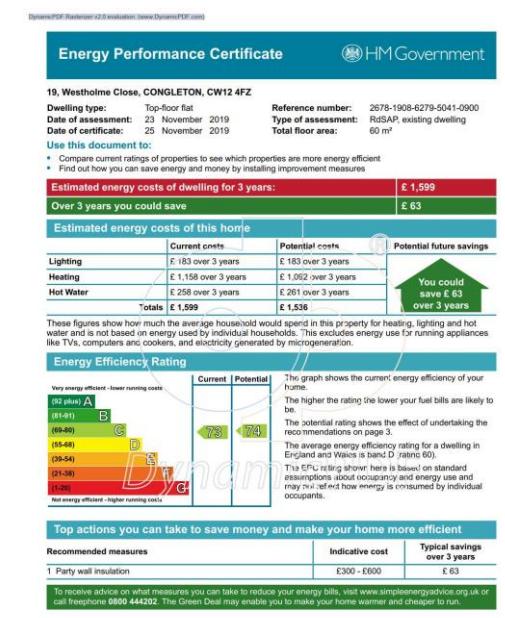
**SERVICES** : All mains services are connected (although not tested).

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: SATNAV: CW12 4FZ



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