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8 Bollin Drive
Congleton, Cheshire CW12 3SJ
Offers Over £210,000

- SEMI-DETACHED HOME IN CUL-DE-SAC POSITION
- TWO DOUBLE BEDROOMS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- REAR ENCLOSED GARDEN WITH PATIO AREA
- POPULAR AREA CLOSE TO TOWN CENTRE
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

**** NO CHAIN ****YOU'RE GOING TO HAVE TO BE AN EARLY BIRD TO CATCH THIS....!!!!

IN AN AREA OF CONSTANT DEMAND, THIS TWO BEDROOM SEMI DETACHED HOME SITS PROUDLY IN A CUL DE SAC POSITION, BOASTING PRIVATE GARDENS AND AMPLE DRIVEWAY.

Entrance vestibule. Lounge. Dining kitchen. Two double bedrooms and bathroom. Driveway for two cars. Rear gardens with patio and lawn. PVCu double glazing and gas central heating. Cul de sac position.

Located in a small cul de sac, in a highly regarded area of Congleton, with Cheshire's countryside on its doorstep, and with Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station within walking distance providing links to national rail networks.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centres whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.



The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door with glazed fan light.

VESTIBULE : PVCu double glazed window to side aspect. Single panel central heating radiator.

LOUNGE 13' 9" x 10' 9" (4.19m x 3.27m): PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Attractive contemporary log effect fire set on hearth. Stairs to first floor with cupboard below.

KITCHEN 13' 6" x 8' 0" (4.11m x 2.44m): PVCu double glazed window to rear aspect and PVCu double glazed door. Low voltage downlighters inset. Light oak fronted eye level and base units having roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Space for slot in gas cooker. Space and plumbing for washing machine and slimline dishwasher. Single panel central heating radiator. Beech effect laminate flooring. Cupboard housing Worcester central heating boiler.

First Floor :

LANDING : PVCu double glazed window to side aspect. 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 11' 4" x 10' 1" (3.45m x 3.07m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Walk in wardrobe. Separate cupboard.

BEDROOM 2 REAR : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : PVCu opaque double glazed window to rear aspect. Modern contemporary white coloured suite comprising: low level w.c., pedestal wash hand basin and panelled bath having thermostatic shower and screen over. Tiled walls. Single panel central heating radiator.



Outside :

FRONT : Lawned garden. Driveway for 3 cars.

REAR : Private and enclosed gardens with attractive paved patio beyond, to the side is a lawned garden with lower level hardstanding suitable for a shed. Cold water tap.

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

TENURE : Long leasehold being 999 years from 18/4/1985.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV CW12 3SJ

Energy performance certificate (EPC)

8 Baltic Drive CONGLETON CW12 3SU	Energy rating D	Risk rating 19 July 2023	Certificate number ES40-2220-4230-2727-0815
Property type Semi-detached house			
Total floor area 56 square metres	Energy rating score D	Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the energy rating and energy score at https://www.gov.uk/guidance/energy-rating-and-energy-score	See how to improve this property's energy efficiency This property's current energy rating is D. It has the potential to be B.
Energy rating and score This property's current energy rating is D. It has the potential to be B.			
See how to improve this property's energy efficiency			

