



**TOTAL FLOOR AREA: 739 sq ft. (68.6 sq.m.) approx.**

We have every attempt to ensure the accuracy of the floorplan (dimensioned line measurement) of all areas, windows, rooms and any other items, and appreciate that the responsibility to check for any errors or omissions remains with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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**8 Cartwright Close**  
Eaton, Congleton, Cheshire CW12 2GS

**Selling Price: Shared Ownership**  
**£172,500**

- WELL PRESENTED TWO BEDROOM MODERN TERRACE
- SHARED OWNERSHIP - OPPORTUNITY TO PURCHASE 75% SHARE
- IDEAL FOR FIRST TIME BUYER
- CUL-DE-SAC LOCATION
- GARDEN ABBUTTING ONTO TREES
- DEDICATED PARKING
- CLOSE TO LOCAL AMENITIES



## FOR SALE BY PRIVATE TREATY (Subject to contract)

An opportunity to purchase 75% shared ownership. Rent to be paid of £141.84 on the residue 25% share for a residue of a 125 year lease.

A modern terrace located in a quiet cul-de-sac on a popular development on the edge of Congleton.

The property has full PVCu double glazing and gas fired central heating.

The property comprises: hall with W.C./cloakroom, fitted kitchen with all appliances being left, rear lounge with double French doors onto the rear patio and lawn garden together with shed.

At first floor level the landing allows access to two double bedrooms with cupboards and a fully tiled bathroom.

To the front is a tarmac driveway and further dedicated parking space for another car.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE :** Composite door to hall.

**HALL :** Single panel central heating radiator. 13 Amp power points. Door to:

**SEPARATE W.C. :** White suite comprising low level W.C. and pedestal wash hand basin. Single panel central heating radiator.

**LOUNGE 13' 5" x 11' 10" (4.09m x 3.60m) maximum:** Double PVCu double glazed French doors to rear garden. 13 Amp power points. Television aerial point. Stairs. Two radiators.

**DINING KITCHEN 13' 3" x 7' 7" (4.04m x 2.31m):** Attractive PVCu double glazed bay window. Fitted with a range of high gloss base and eye level units with laminated surfaces. Inset single drainer stainless steel sink with mixer tap. Beko washing machine. Bosch slimline dishwasher. Beko fridge freezer. Gas hob with oven below and extractor canopy over. Under unit lighting. 13 Amp power points. Radiator.

**First Floor :**

**LANDING :** Radiator. Door to storage cupboard. Doors to all rooms.

**BEDROOM 1 REAR 12' 2" x 13' 4" (3.71m x 4.06m):** PVCu double glazed window. 13 Amp power points. Radiator. Door to storage cupboard.

**BEDROOM 2 FRONT 11' 7" x 11' 10" (3.53m x 3.60m):** PVCu double glazed window to front aspect. 13 Amp power points. Radiator. Door to storage cupboard.

**BATHROOM :** PVCu opaque double glazed window. Fully tiled walls. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with shower and screen over. Chrome heated towel rail/radiator. Extractor fan.

**Outside :**

**FRONT :** Tarmac driveway for one car plus three parking spaces in front of No.7

**SIDE :** Passage way to rear gate.

**REAR :** Fully enclosed by timber fence panels with patio flagged area. Olympian timber garden shed.

**TENURE :** Freehold (subject to solicitors verification).

**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:** B

**DIRECTIONS:** SATNAV: CW12 2GS

