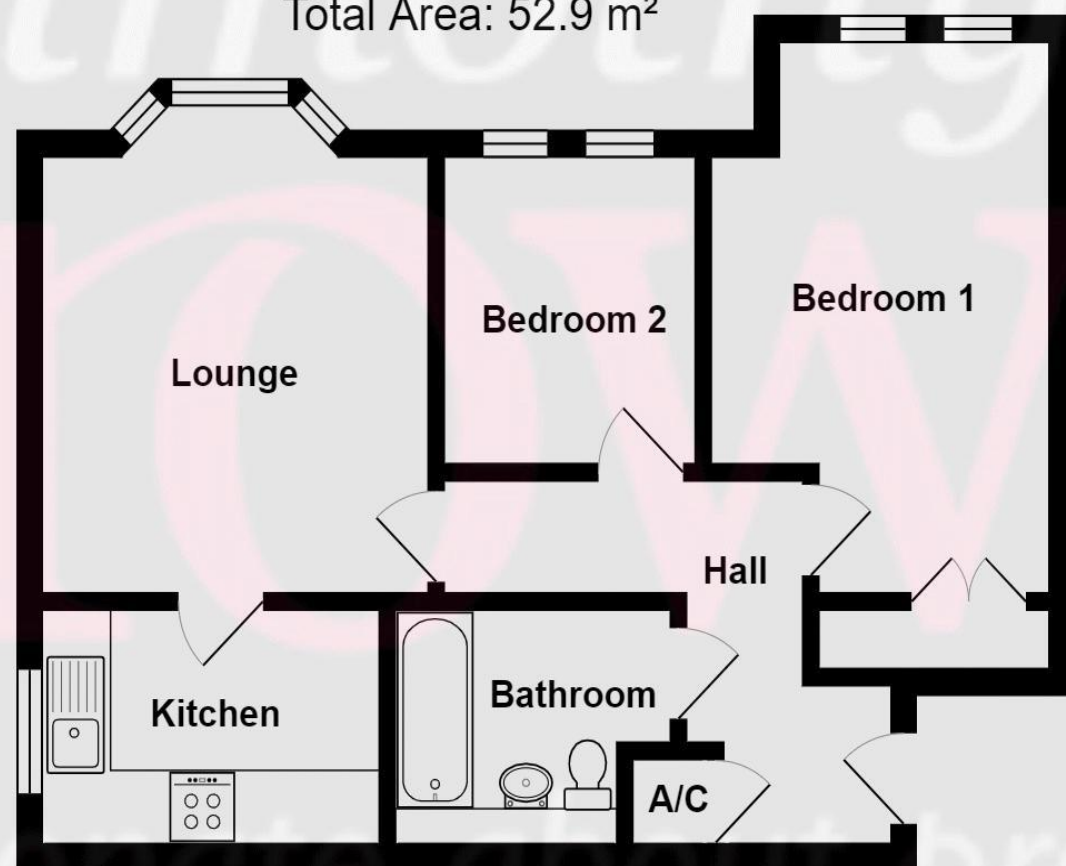
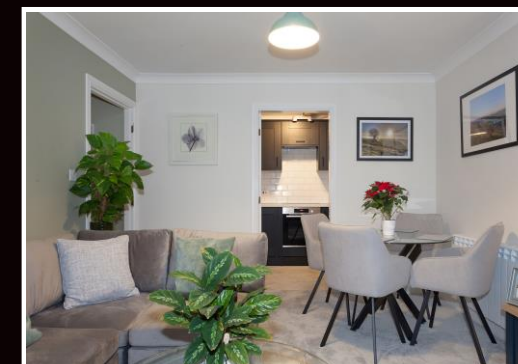


All contents, positioning & measurements are approximate and for display purposes only

Total Area: 52.9 m²



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

12 Hornby Drive
Congleton, Cheshire CW12 4WB

Selling Price: £160,000

- EXCEPTIONALLY PRESENTED GROUND FLOOR APARTMENT
- TASTEFULLY UPDATED
- TWO DOUBLE BEDROOMS
- DESIGNATED PARKING SPACE
- COMMUNAL GARDENS
- PRIME WEST HEATH AREA
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR ONLINE VIDEO TOUR

NO CHAIN

STUNNING, BEAUTIFULLY TURNED OUT*** A REAL CREDIT TO THE CURRENT OWNER***AN EXCEPTIONALLY PRESENTED AND TASTEFULLY UPDATED GROUND FLOOR FLAT WITHIN A CLEAN AND WELL MAINTAINED PROFESSIONALLY MANAGED BLOCK OF APARTMENTS*** DESIGNATED PARKING SPACE***COMMUNAL GARDENS*** LEVEL WALKING DISTANCE TO LOCAL AMENITIES AND SHOPS*** REGULAR BUS ROUTES TO CONGLETON TOWN CENTRE*** PRIME WEST HEATH AREA.

Entrance hall, bathroom, lounge/dining room, fitted kitchen, TWO bedrooms, modern electric heaters, full PVCu double glazing. Designated parking space.

Situated in the esteemed West Heath locality, within the catchment of primary schools such as The Quinta and Blackfirs, and Congleton High Academy, all literally within a few minutes' walk. Conveniently within the immediate vicinity is the West Heath Shopping Centre, offering the likes of ALDI, Subway, Chinese restaurant, fish and chip shop, hairdressers and chemist to name but a few.

West Heath is a popular suburb which is often favoured due to its level walking distance of amenities. This privileged area of Congleton is also



very fortunate to enjoy useful amenities and some very beautiful open spaces, with the likes of Back Lane Village Green, Quinta Park and Astbury Mere Country Park on your doorstep. Astbury Mere was created within a former sand quarry, which has since been beautifully landscaped with a mature lake and over 34 acres of open space. The lake itself is a very attractive piece of water set in a slight valley surrounded, in parts, by mature trees. Back Lane playing fields are a recreational area with Village Green status and are home to a number of soccer and rugby pitches. A number of community clubs can be seen enjoying the facilities at weekends.

Virtually immediate access onto the main arterial route to the M6 motorway, which lies 6 miles to the west, and Manchester Airport is approximately 17 miles north and again easily accessed by road. Regular bus routes into Congleton town and to surrounding towns, such as Sandbach, Holmes Chapel and Macclesfield. The area has been further enhanced with the recent completion of the new Congleton link road. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

The accommodation briefly comprises
(all dimensions are approximate)

COMMUNAL ENTRANCE :

FRONT ENTRANCE :



HALLWAY : Coving to ceiling. Wall mounted electric radiator. Intercom handset. Airing cupboard housing lagged hot water cylinder heated via Economy 7. 13 Amp power points.

LOUNGE 15' 0" x 11' 4" (4.57m x 3.45m): PVCu double glazed bay window to rear aspect. Coving to ceiling. Wall mounted electric radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television and satellite points.

KITCHEN 10' 0" x 6' 4" (3.05m x 1.93m): PVCu double glazed window to side aspect. Extensive range of en trend 'Royal Blue' fronted eye level and base units having marble effect roll edge formica preparation surfaces over with composite black drainer sink unit inset. Built-in Bosch 4-ring electric hob with matching Bosch built-in electric oven below having integrated extractor hood over. White glazed metro tiles to splashbacks. 13 Amp power points. Integrated fridge and freezer. Washer dryer.

BEDROOM 1 REAR 15' 1" x 10' 0" (4.59m x 3.05m): Two PVCu double glazed windows to rear aspect. Wall mounted electric radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Double recessed wardrobe.

BEDROOM 2 REAR 8' 5" x 7' 3" (2.56m x 2.21m): Two PVCu double glazed windows to rear aspect. Wall mounted electric radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point.

BATHROOM 6' 8" x 6' 4" (2.03m x 1.93m): White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with Tirton electric shower over. Tiled to splashbacks. Extractor fan.

OUTSIDE : One designated parking space.

TENURE : Leasehold. 150 years - commenced on 16th June 2002 with 126 years remaining. Ground rent: £100 per annum. Service charge: £104 per calendar month.

SERVICES : Mains electricity, water and drainage 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 4WB

