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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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9 Elvington Close,
Congleton, Cheshire CW12 3FZ

Offers in Excess of £110,000

- FIRST FLOOR TWO BEDROOM FLAT
- LOUNGE & FITTED KITCHEN
- SHOWER ROOM & EN-SUITE SHOWER ROOM
- FULL DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GARDENS
- EASY WALK TO TOWN CENTRE, PARK, LEISURE CENTRE & TRAIN STATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

A modern, purpose built first floor apartment which has been converted into a two bedroom layout.

The accommodation comprises front door with hall and stairs leading up to the central landing, a lounge to the front with large cupboard, fitted kitchen, shower room and two bedrooms, one having a further shower room en-suite.

The property further benefits from double glazing and electric panel heating.

Outside, the apartment has its own dedicated parking and communal gardens.

Literally within a ‘stones’ throw’ of the town centre and its shops, bars and restaurants. The “award winning” Congleton Park is found “at the end of the road” which is a majestic place, with children’s play areas, playing fields and the eclectic bar/restaurant “Stock at The Pavilion”, which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing direct links to Manchester & Stoke-on-Trent.



The accommodation briefly comprises:
(all dimensions are approximate)

Ground Floor :

ENTRANCE : Timber panelled front door with two upper glazed panels to:

ENTRANCE VESTIBULE : Creda storage heater. BT telephone point (subject to BT approval). Stairs to:

First Floor :

LANDING : Intercom handset. Access to roof space. Airing cupboard housing lagged hot water cylinder and slatted shelves. 13 amp power points. Economy 7 water heater controls.

LOUNGE 15' 0" x 10' 9" (4.57m x 3.27m): Two double glazed windows to front aspect. One electric wall mounted heater. One storage heater. 13 Amp power points.

KITCHEN 7' 2" x 5' 10" (2.18m x 1.78m): Textured ceiling. Range of white painted eye level and base units having concealed under pelmet lighting. Marble effect roll edge preparation surfaces having stainless steel single drainer sink unit inset. Built in 4 ring ceramic hob with electric oven and grill below



and integrated extractor hood over. Tiled to splashbacks. Washing machine/dryer. Fridge/freezer. 13 Amp power points. Extractor fan.

BEDROOM 1 8' 0" x 8' 10" (2.44m x 2.69m) max: Double glazed window to rear aspect. Electric wall mounted heater. 13 Amp power points. Door to:

EN-SUITE : Low level W.C. Pedestal wash hand basin. Shower enclosure.

BEDROOM 2 11' 4" x 5' 10" (3.45m x 1.78m): Double glazed window to rear aspect. Electric wall mounted heater. 13 Amp power points.

SHOWER ROOM :

Outside :

REAR : Patio to rear. Communal lawned garden. Gate providing access to front.

TENURE : Leasehold. 999 years from 1999 with 974 years remaining. Service Charge approx. £1,290 per annum. Ground Rent £50 per annum.

SERVICES : Mains electricity, water and drainage are connected (although not tested).



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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV CW12 3FZ

Energy performance certificate (EPC)

