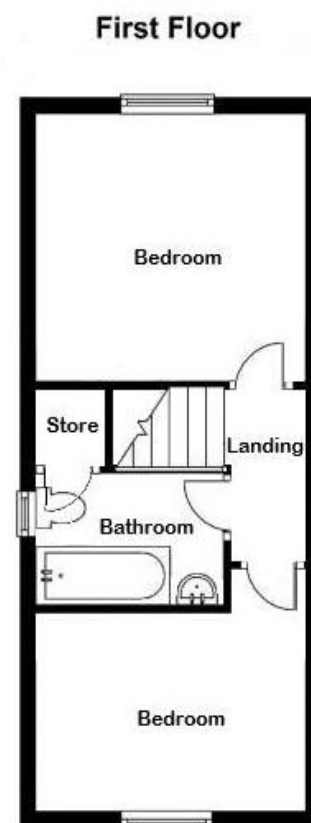
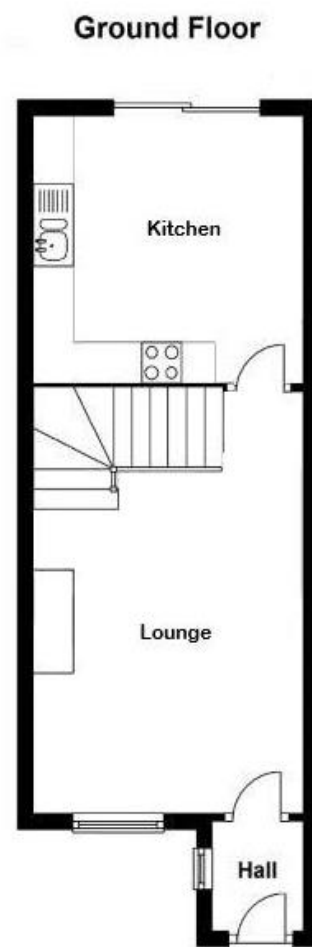


Timothy a brown



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

Timothy a brown

www.timothyabrown.co.uk

77 Bollin Drive,
Congleton, Cheshire CW12 3RR

Shared Ownership £91,000

- MODERN TWO BED SEMI DETACHED
- MODERN KITCHEN & BATHROOM
- POPULAR RESIDENTIAL AREA
- DOUBLE GLAZING & GAS CENTRAL HEATING
- PARKING FOR TWO VEHICLES
- LAWNED REAR GARDEN
- 50% SHARED OWNERSHIP
- NO CHAIN

NO ONWARD CHAIN.

SHARED OWNERSHIP - You are buying a 50% Share of this property for £91,000

ADDITIONAL MONTHLY OUTGOING:

- Monthly Rent payment: £207.89

REMAINING TERM OF LEASE: 97 years.

IN AN AREA OF CONSTANT DEMAND, THIS TWO BEDROOM SEMI DETACHED HOME IS LOCATED ON THE POPULAR GRANGELAND PARK DEVELOPMENT, CONVENIENT FOR THE TOWN CENTRE AND ALL AMENITIES.

The property benefits from double glazing throughout, gas central heating, double length brick block driveway and lawned garden to the rear.

The accommodation briefly comprises: entrance vestibule, lounge, modern dining kitchen, whilst to the first floor are two double bedrooms and bathroom fitted with a crisp white suite.



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 to:

LOBBY : Double glazed window. Laminate floor. Door to:

LOUNGE 16' 8" x 11' 0" (5.08m x 3.35m): Double glazed window. Radiator. Stairs to first floor. Laminate floor. Door to:



DINING KITCHEN 10' 7" x 18' 11" (3.22m x 5.76m): Fitted with white eye level and base units with preparation surfaces having stainless steel single drainer 1.5 bowl sink unit inset. Gas hob with extractor over and oven below. Space and plumbing for washing machine. Fridge freezer. Tiled splashbacks. Radiator. Sliding patio windows. Ideal gas central heating boiler (we've been advised by the vendor the boiler doesn't work and it will need replacing by the purchaser).

First Floor :

LANDING : Doors to all rooms.

BEDROOM 1 REAR 11' 0" x 10' 10" (3.35m x 3.30m): PVCu double glazed window to rear aspect. Radiator.

BEDROOM 2 FRONT 11' 0" x 7' 9" (3.35m x 2.36m): Access to roof space. Double glazed window to front aspect. Radiator.

BATHROOM : Opaque double glazed window. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with electric shower over. Radiator. Partly tiled walls. Storage cupboard. Tiled floor.

Outside :

FRONT : Block brick drive with lawn to side.

SIDE : Path to rear.

REAR : Patio steps up to tiered lawn garden. Shed. Enclosed by hedge and timber fence panels.



TENURE : Leasehold. 125 years from 31st October 1997 with 97 years remaining. No ground rent charges known (subject to solicitor's verification).

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 3RR

