



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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24 Obelisk Way,
Congleton, Cheshire CW12 4FY

Selling Price: Fixed £188,000

- MODERN 3 BEDROOM SEMI-DETACHED HOME
- 20% DISCOUNT DUE TO DISCOUNTED SALE SCHEME (CHESHIRE EAST)
- LOUNGE, DINING KITCHEN, W.C. & BATHROOM
- GARDENS TO FRONT & REAR
- TWO DESIGNATED PARKING SPACES
- WALKING DISTANCE TO TOWN CENTRE & ALL AMENITIES
- HIGHLY SOUGHT AFTER WOODLANDS DEVELOPMENT

FOR SALE BY PRIVATE TREATY (Subject to contract)

A MODERN THREE BEDROOM SEMI-DETACHED HOME WITH A 20% DISCOUNT OFFERED UNDER THE DISCOUNTED SALE SCHEME THROUGH CHESHIRE EAST COUNCIL. We stress this is NOT a shared equity scheme.

Applications can be submitted to Cheshire East Council prior to a viewing being arranged by emailing: LowCostHomeOwnership@cheshireeast.gov.uk regarding your interest

Situated in a highly desirable and popular area of Congleton in a quiet cul-de-sac. Benefitting from two allocated parking spaces, gardens to front and rear and gas central heating.

Viewing highly recommended.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Steel framed front door to:

HALL : Single panel central heating radiator. Laminate flooring.

DOWNSTAIRS W.C. : White suite comprising: Low level W.C. and wall mounted wash hand basin. Central heating radiator. Laminate flooring.

LOUNGE 17' 8" x 14' 9" (5.38m x 4.49m): Double glazed window to front aspect. Two central heating radiators. Coal effect electric fire with marble inset set on marble hearth with ornate surround. Stairs to first floor. Under stairs storage cupboard. Television point. Telephone point. Laminate floor.



DINING KITCHEN 17' 10" x 8' 6" (5.43m x 2.59m): Double glazed window to rear aspect. Fitted with a range of white eye level and base units with laminate roll top preparation surfaces having stainless steel single drainer sink unit inset. Bosch ceramic hob with extractor over and Bosch electric oven under. Space for fridge. Space and plumbing for washing machine. Space for tumble dryer. Central heating radiator. Wall mounted gas central heating boiler. Tiled floor. Double glazed French doors to the garden.

First Floor :

LANDING : Access to partially boarded roof space. Airing cupboard housing hot water cylinder. Doors to all rooms.

BEDROOM 1 FRONT 13' 11" x 9' 2" (4.24m x 2.79m): Double glazed window to front aspect. Built in double wardrobe. Central heating radiator. Television point. Telephone point.

BEDROOM 2 REAR 10' 10" x 9' 9" (3.30m x 2.97m): Double glazed window to rear aspect. Central heating radiator.

BEDROOM 3 FRONT 8' 4" x 6' 8" (2.54m x 2.03m): Double glazed window to front aspect. Central heating radiator.

BATHROOM : Double glazed opaque window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with shower over. Central heating radiator. Shaver point. Extractor fan.



Outside :

FRONT : Front Garden. Two allocated car parking spaces.

REAR : Fully enclosed by panelled fencing. Paved patio with steps down to a further patio area leading onto lawned garden with shrub and flower borders.

TENURE : Freehold (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: C

DIRECTIONS: SATNAV CW12 4FY

