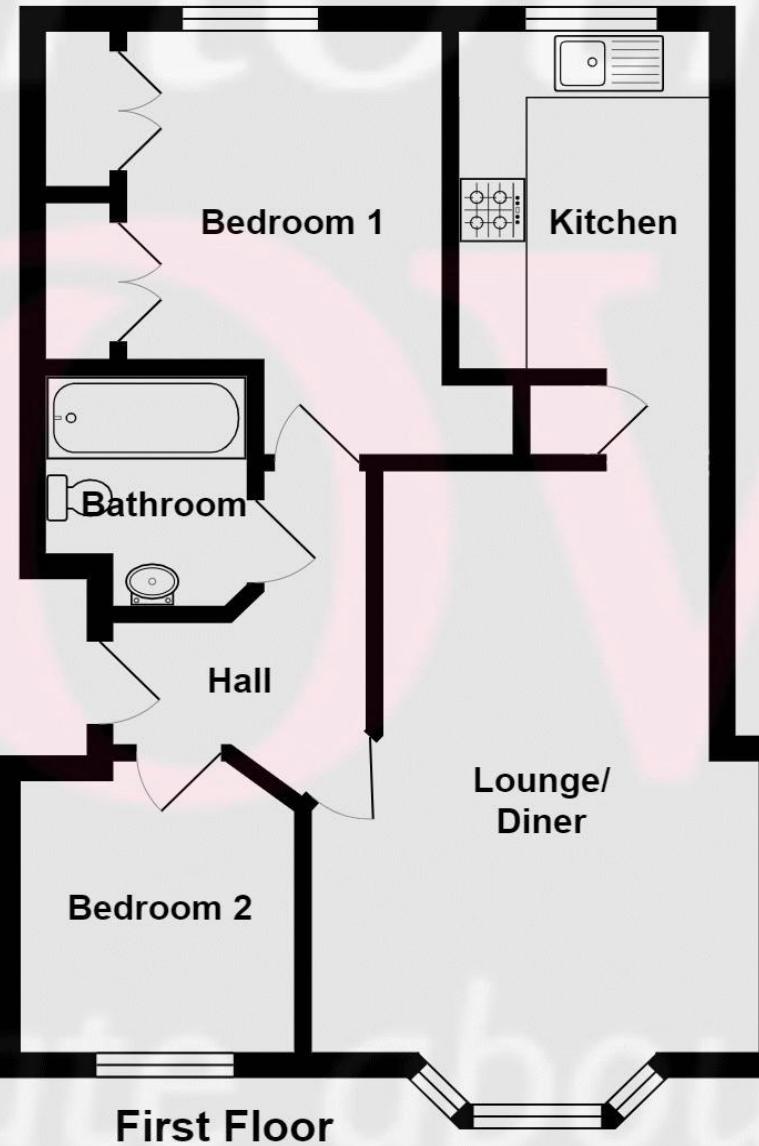


Total Area: 57.4 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



**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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brown

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Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR



9 Westholme Close,  
Congleton, Cheshire CW12 4FZ

Selling Price: £170,000

- MODERN FIRST FLOOR APARTMENT
- TWO LARGE BEDROOMS
- LOUNGE/THROUGH DINING ROOM
- TWO DESIGNATED CAR PARKING SPACES
- WALKING DISTANCE OF TOWN CENTRE
- NO CHAIN
- POTENTIAL TO PURCHASE FURNITURE (subject to separate negotiation)

**\*\*NO CHAIN \*\***

**\*\*\*WATCH OUR INTERACTIVE 360 VIRTUAL TOUR\*\*\***

**IDEAL FOR FIRST TIME BUYER, LOCK UP AND LEAVE OR INVESTORS.....**

**A MODERN EXECUTIVE FIRST FLOOR APARTMENT HAVING TWO DOUBLE BEDROOMS WITH A PLEASANT ASPECT OVER GARDENS AND GROUNDS. POPULAR DEVELOPMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

**POTENTIAL TO PURCHASE FURNITURE SUBJECT TO SEPARATE NEGOTIATION.**

Entrance hall. Lounge/through dining room. Fitted kitchen. TWO BEDROOMS (LARGE DOUBLE AND LARGE SINGLE). Modern bathroom. Full gas central heating and double glazing. Cul de sac position. TWO PARKING SPACES.

Within walking distance of the town centre and Astbury Mere Country Park. Located in where we consider to be a desirable location, with the town centre only a few minutes walk away. The town of Congleton offers a selection of primary and secondary schools, together with a wide range of pubs and restaurants and



fitness centres. The town centre boasts a Marks & Spencer Simply Food, Tesco, and a variety of shops as well as essential services such as chemists, doctors and dentists. Congleton is close to the Peak District National Park, with the M6 motorway and main arterial routes to Manchester Airport easily accessible by road. The main railway station provides links to national rail networks.

The area is now further enhanced with the completion of the new Congleton link road which 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)

**FRONT ENTRANCE :** Timber panelled front door to:

**HALL :** Coving to textured ceiling. Single panel central heating radiator. Intercom handset.

**LOUNGE/DINING ROOM 19' 5" x 13' 3" (5.91m x 4.04m):** PVCu double glazed bay window to front aspect. Coving to textured ceiling. One double and one single panel central heating radiator. 13 amp power points. Television aerial point. BT telephone point.

**KITCHEN 9' 3" x 7' 5" (2.82m x 2.26m):** PVCu double glazed window to rear aspect. Range of medium oak effect fronted eye level and base units having roll edge formica preparation surface over with Stainless Steel



single drainer sink unit inset. Built in Bosch appliances consisting of stainless steel 4-ring gas hob with matching fan assisted oven/grill below having integrated extractor hood over, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. Green glazed tiles to splashbacks. Single panel central heating radiator. 13 amp power points. Cupboard housing gas combi boiler.

**BEDROOM 1 REAR 11' 11" x 9' 3" (3.63m x 2.82m):** PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 amp power points. BT point. Television aerial point. Two double built in wardrobes.

**BEDROOM 2 FRONT 8' 5" x 8' 1" (2.56m x 2.46m):** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 amp power points.

**BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m):** Three inset downlighters. Extractor fan. Double panel central heating radiator. White suite comprising: low level w.c., pedestal wash hand basin. Panelled bath with mains fed shower over. Tiled to splashbacks. Shaver point.

**OUTSIDE :** There are communal lawns adjacent to the front entrance door, and two designated car parking spaces.

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

**TENURE :** Leasehold. 975 out of 999 years from 24/01/2001. Ground Rent: £125 per annum. Service Charge: £1,433.38.



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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** C

**DIRECTIONS:** SATNAV CW12 4FZ

## Energy performance certificate (EPC)

9 Westholme Close CONGLETON CW12 4FZ	Energy rating <b>C</b>	Valid until: 15 February 2032
Certificate number: 0330-2445-5120-2592-1335		

**Property type**  
Mid-floor flat

**Total floor area**  
57 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

