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## 6, Sandpipers Rope Walk, Congleton, CW12 1HN

£125,000

**TOWN CENTRE LOCATION & STUNNING VIEWS OVER THE RIVER DANE** - A desirable ground floor apartment with amazing views of historic Congleton and the River Dane! This home is well presented throughout and could suit a wide range of buyers or investors needing a property they can either move into or let out with little to no fuss from the moment you turn the key! Having two well proportioned bedrooms both with built-in bedroom furniture, en-suite shower facilities to the principle room, a range of integrated appliances to the kitchen area, French doors and Juliette balcony to the living area plus a useful utility/store off the entrance hall.

Externally, there is allocated parking for residence and visitor spaces, plus a secure intercom system for access.

Sandpipers is in a fantastic central location, with the town centre of Congleton literally a short walk away, offering its array of shops, bars and restaurants. On its doorstep is the beautiful award winning Congleton Park and riverside walks.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

**Communal Entrance**

**Hall**

**Bathroom**

**Utility**

**Bedroom one 10'5 x 9'4 (3.18m x 2.84m)**

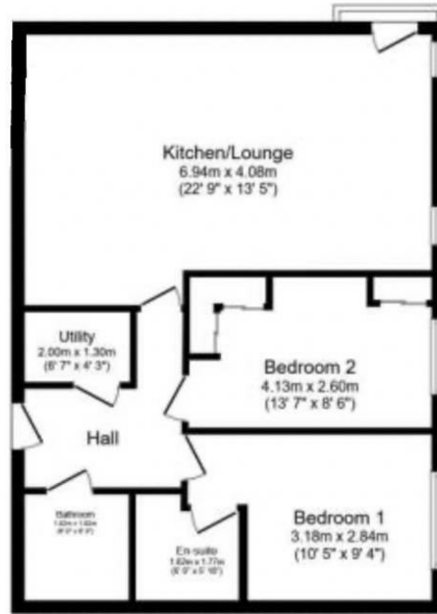
**Ensuite**

**Bedroom two 13'7 x 8'6 (4.14m x 2.59m)**

**Kitchen/ Lounge 22'9 x 13'5 (6.93m x 4.09m)**



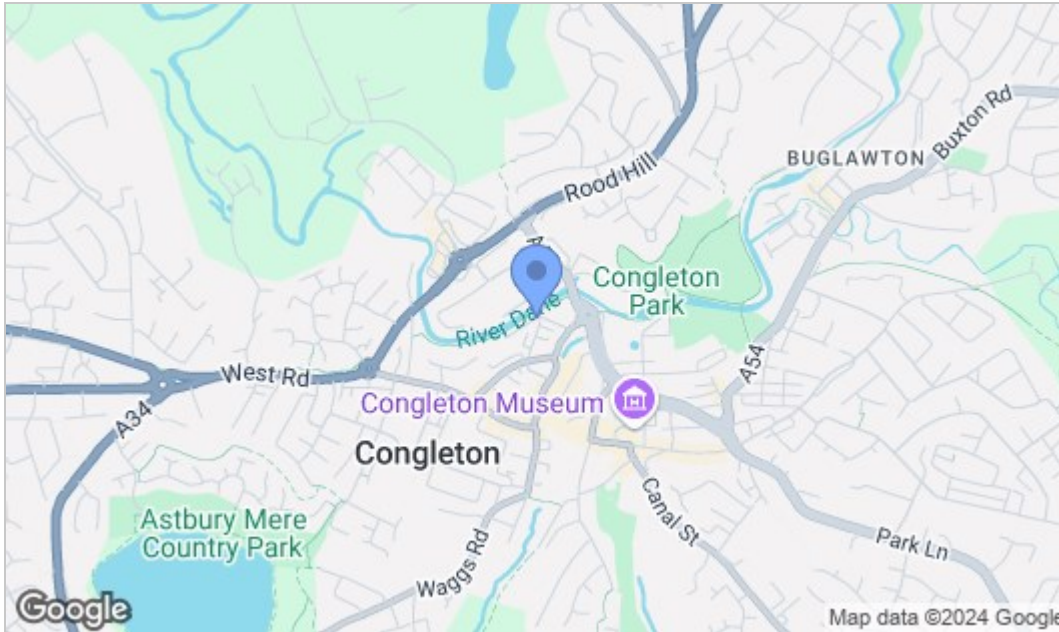
## Floor Plan



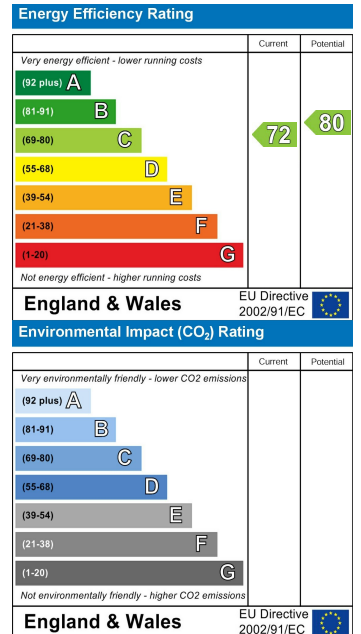
Total floor area 67.4 m<sup>2</sup> (725 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Area Map



## Energy Efficiency Graph



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