



JAMES PARSONS

POWERED BY
exp UK

☎ 01260 643 593

📞 07769 625 632

✉ james.parsons@exp.uk.com

🌐 jamesparsons.exp.uk.com

30 Crawford Drive, Congleton CW12 2GL

Shared Ownership 25% Share - £55,000

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Quote Ref: JP0881 - Shared ownership opportunity, a great way to get on the property market and own 25% share in this superbly presented modern two bedroom mews home is stunning, having been meticulously improved to an exceptional standard along with an excellent standard of decoration throughout

Located within a popular development on the edge of Eaton, Congleton. Situated in an attractive part of the development enjoying a quiet cul-de-sac location and is situated within easy distance to all local amenities and giving easy access to the popular hot spots such as Alderley Edge, Wilmslow and Macclesfield.

This particular home has been much loved and meticulously cared for by the current owners and still feels like a new home, the home boasts a double width driveway and a well enclosed rear garden which is mainly laid to lawn, a flagged patio which creates a pleasing setting to sit down and is ideal for alfresco dining etc and is enclosed by fencing.

The modern accommodation on offer has an entrance hall with access to the separate WC, there is a splendid lounge, the Kitchen Diner has a range of fitted units and has the added benefit of space for a dining table.

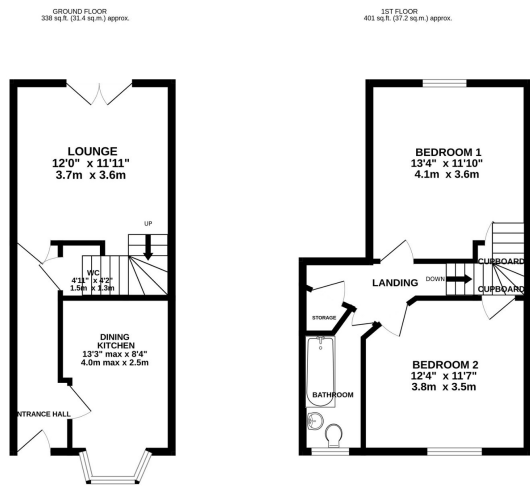
Upstairs are two double bedrooms both with storage facilities and there is a good sized Bathroom.

The property is located in a highly regarded location of Eaton which is perfectly placed for the wealth of amenities within Congleton, alongside several good schools all within close proximity. Congleton Town is a stroll away or a short drive were there is a couple of restaurants and shopping facilities. There is good Commuting links to Alderley Edge, Wilmslow, Macclesfield, Stockport and Manchester are also on your doorstep and therefore this home is in an ideal location if work/family or other commitments lead you further into the North West.

TENURE - We understand from the vendor that the property is Leasehold for further information contact the agent.

Council Tax - Band 'B'





TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.
 All measurements are taken to the centre of the partition unless stated otherwise. The area of the property is not intended to be used for any other purpose. The area of the property is not intended to be used for any other purpose. The area of the property is not intended to be used for any other purpose.

- Modern Mid Mews
- Superbly Presented Accommodation
- Ready to move into
- Bright and Airy Feel
- Spacious Lounge
- Dining Kitchen
- Driveway
- Garden
- Popular Residential Location
- Viewing is a Must



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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