



Bath Vale, Congleton, CW12 2HF.
£165,000

Whittaker Est. 1930
& Biggs

Bath Vale, Congleton, CW12 2HF.

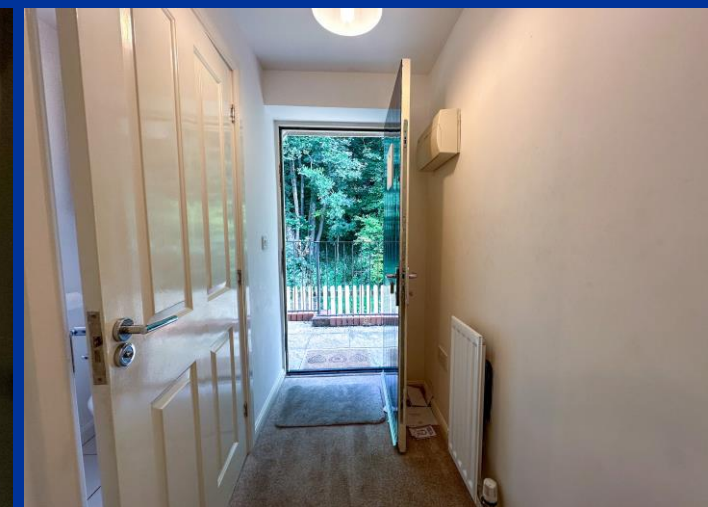
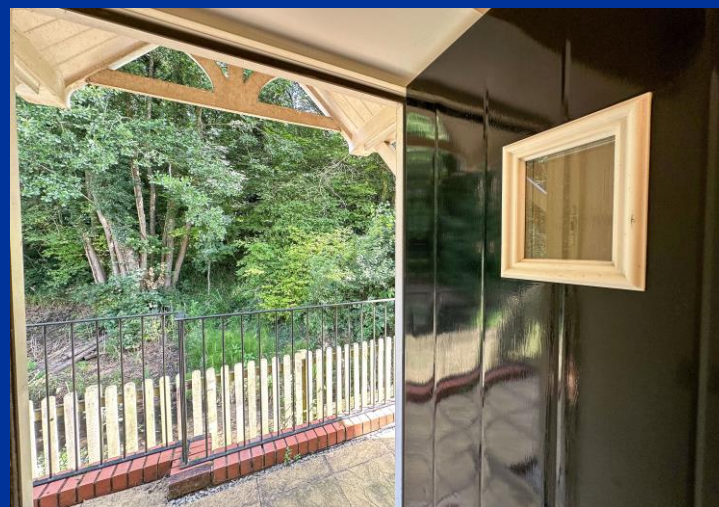
A fantastic opportunity to purchase this modern two-bedroom mews style property offered for sale with no upward chain and located within a peaceful setting, benefiting from an abundance of countryside walks with Biddulph Valley way and Congleton Park on your doorstep whilst Bosley cloud is within close proximity. Congleton town centre is also within easy reach along with local amenities close by.

You are welcomed into an entrance hallway, an open plan living/dining/kitchen. The kitchen is fitted with modern units and integral appliances and offers an open plan design. To complete the ground floor there is a useful downstairs cloakroom.

To the first floor there are two bedrooms with the master bedroom offering fitted wardrobes, the family bathroom is fitted with a bath and separate shower over and of modern design.

The property has off-road parking and has a designated parking spot in the communal car park.

A viewing comes highly recommended to appreciate the location of this home.



Entrance Hall

having a double-glazed front entrance door with obscured glazed panel, radiator.

Ground Floor Cloakroom

having a white WC and pedestal wash hand basin, radiator, UPVC double glazed obscured window to the side aspect, tiled floor, boiler.

Open Plan Lounge 15'10" x 15'9" (4.83m x 4.81m) having a defined open plan lounge dining area with a UPVC double glazed window to the front aspect overlooking the adjoining Brook and Woodland. Two radiators, built-in store cupboard, stairs off to first floor landing.

Kitchen

7' 9" x 9' 2" (2.35m x 2.80m) having white wall mounted cupboard units with black contrasting worksurface over with fitted integral appliances including a Hotpoint combination electric oven and grill with separate four ring gas hob over and a chimney style stainless steel extractor fan with black glass splashback. Integral fridge freezer, integral washing machine. Single drainer stainless steel sink unit with mixer tap over, recessed lighting to ceiling, tiled floor.

First Floor Landing

having access to loft space. Two separate built-in storage cupboards with fitted shelving.

Bedroom One

10' 4" x 7' 10" (3.14m x 2.40m plus wardrobes) having a double-glazed window to the front aspect overlooking the adjoining Brook and Woodland. Triple built-in wardrobes, radiator.

Bedroom Two

13' 9" x 6' 9" (4.20m x 2.06m) having a UPVC window to the front aspect overlooking the brook and adjoining woodland. Radiator.

Bathroom

5' 7" x 6' 4" (1.70m x 1.93m) having a white suite comprising of panelled bath with thermostatically controlled shower over and fitted glazed shower screen. Pedestal wash hand basin, WC, extractor fan, partially tiled walls. Shaver point, tiled floor, white fitted towel radiator.

Note:

Ground rent £156.93 per 6 Months

Council Tax Band: B

EPC Rating: C

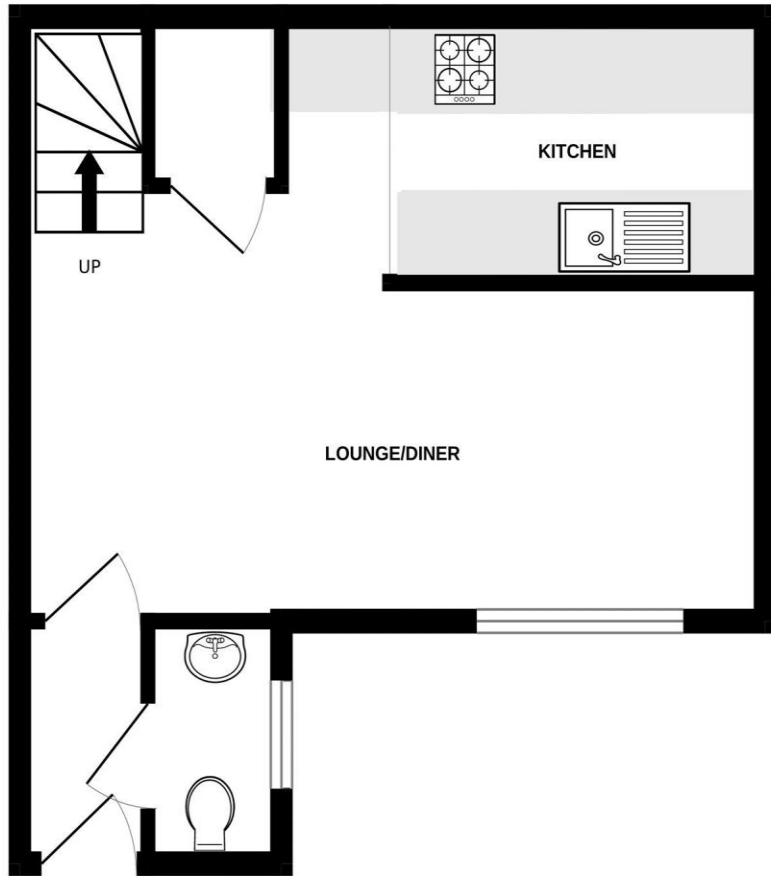
Tenure: freehold.



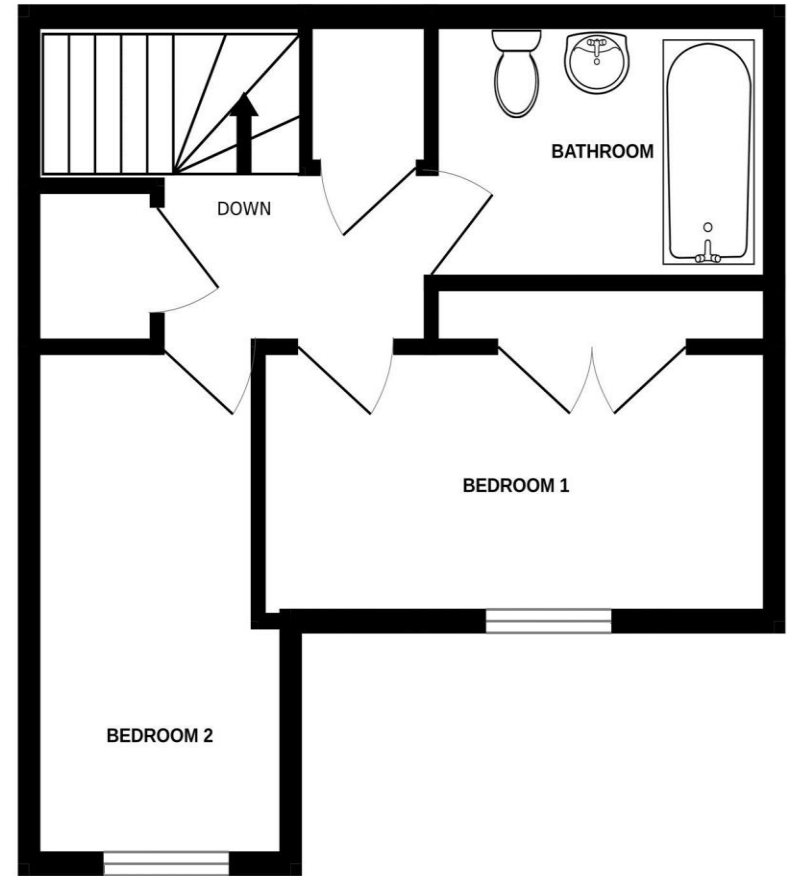




GROUND FLOOR



1ST FLOOR





IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non-standard lenses.

16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**