10 THE GREEN, ASTBURY STREET, CONGLETON, CW12 4EL

£135,000

STEPHENSON BROWNE

NO CHAIN Stephenson browne are delighted to offer for sale this mid terrace bungalow, forming part of a conveniently located development of retirement homes. The property is held on a long lease from Anchor Housing Association who, under a monthly service charge, cover garden maintenance, cleaning of windows, repairs to the building and an emergency pull cord alarm system.

The only stipulation is that the occupier has to be at least 55 years old. It is sold on a shared equity basis (75% occupier 25% Anchor Trust. The price quoted is for a 75% share of the full price).

There is a visiting Estate Manager and the added security of emergency Anchor call response system, which is an emergency monitoring centre providing a response 24 hours a day, 365 days a year, for periods when the Estate Manager is off duty.

Firstly, we must mention the location, with the ever popular Astbury Mere Country Park only a stone's throw away, as well as being a short walk into Congleton town centre boasting many shops, cafes and eateries. You also have Barn Road Retail Park just down the road with a variety of supermarkets and shops.

Internally the property comprises of entrance hall, lounge, breakfast kitchen, two bedrooms and a wet room.

Externally, the property benefits from a rear garden, backing directly onto Congleton Cricket Ground, giving a fantastic outlook. The garden is mostly laid to lawn with a paved patio area, perfect for outdoor dining. There is also a car park to the side of the bungalows allowing off road parking.

Entrance Hallway
External front door, ceiling light fitting, carpet flooring, power points, central heating radiator.

Lounge
14'1" x 10'5" (4.3 x 3.2)
UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, feature electric fireplace with marble hearth and surround, power points.

Kitchen
10'5" x 10'2" (3.2 x 3.1)
Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, oven with four ring gas hob and extractor over, space and plumbing for washer/dryer, space for fridge freezer, wood effect flooring, ceiling light fitting, central heating radiator, UPVC double glazed window to the rear elevation, external rear door access, extractor fan, power points, houses the boiler.

Bedroom One
14'1" x 9'10" (4.3 x 3.0)
UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom Two
9'6" x 7'6" (2.9 x 2.3)
UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

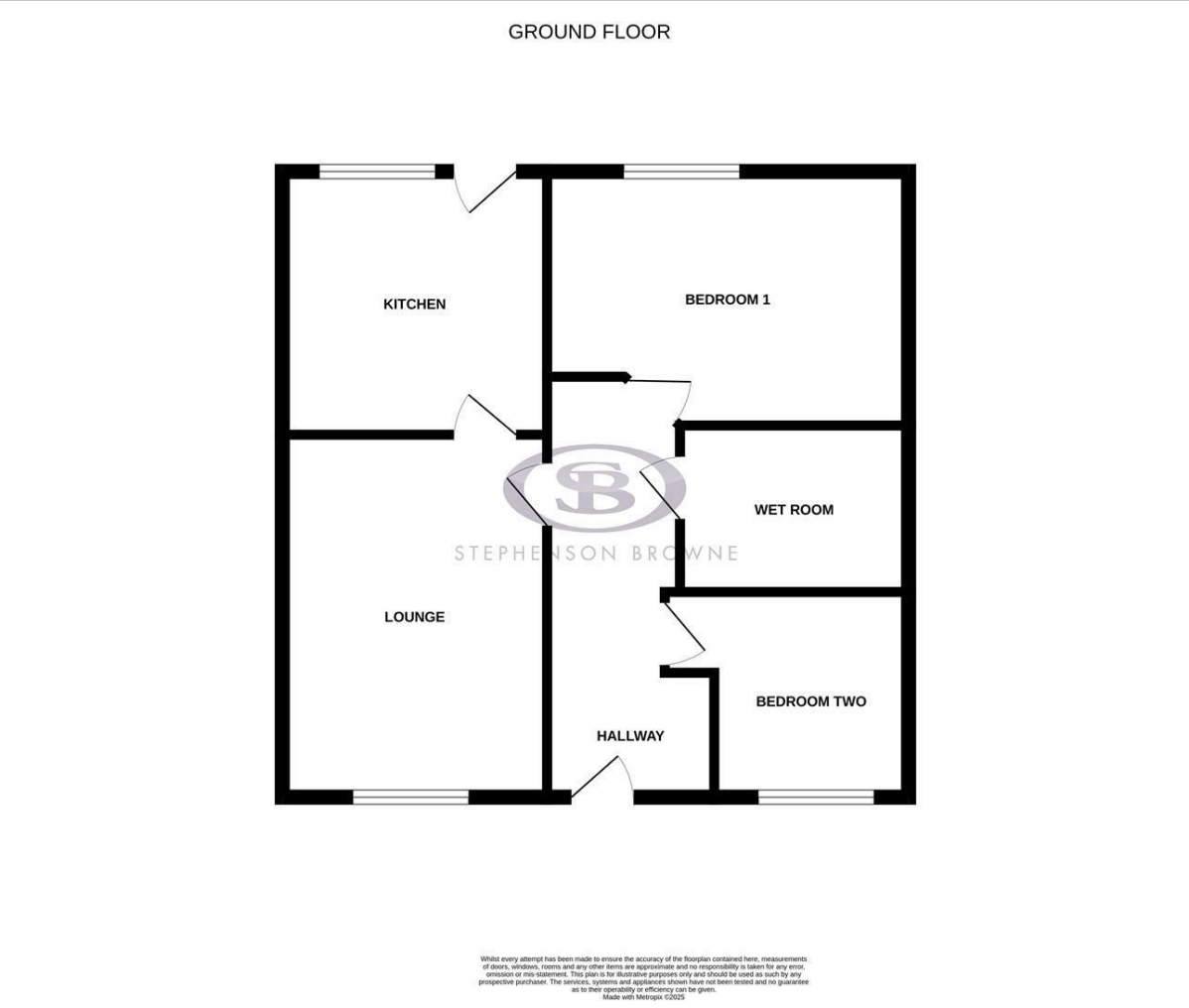
Wet Room
8'10" x 6'6" (2.7 x 2.0)
Externally, the property benefits from a rear garden, backing directly onto Congleton Cricket Ground, giving a fantastic outlook. The garden is mostly laid to lawn with a paved patio area, perfect for outdoor dining. There is also a car park to the side of the bungalows allowing off road parking.

Externally
Externally, the property benefits from a rear garden, backing directly onto Congleton Cricket Ground, giving ultimate privacy. The garden is mostly laid to lawn with a paved patio area, perfect for outdoor dining. There is also a car park to the side of the bungalows allowing off road parking.

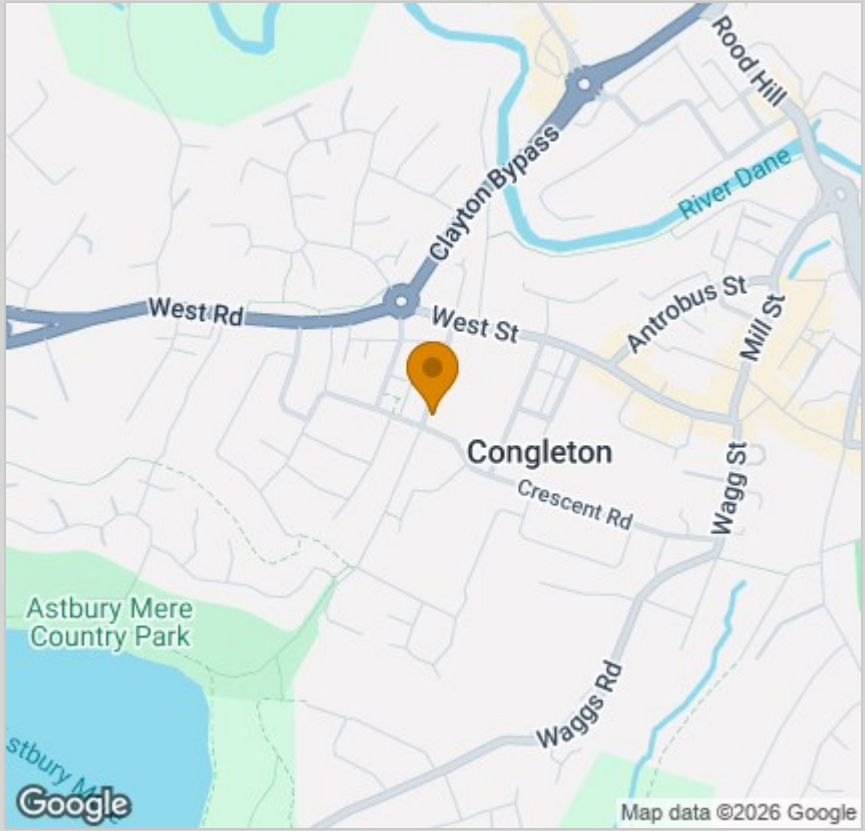
Tenure
We understand from the vendor that the property is leasehold. Service charge is approx. £232 per calendar month. There is a 99 year lease commencing 31.03.1998. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?
For a FREE valuation please call or e-mail and we will be happy to assist.

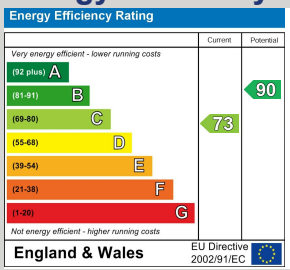
Floor Plan

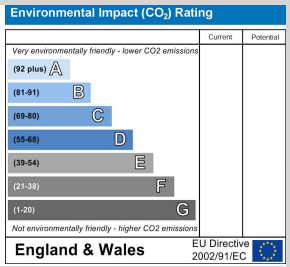


Area Map



Energy Efficiency Certificate





Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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