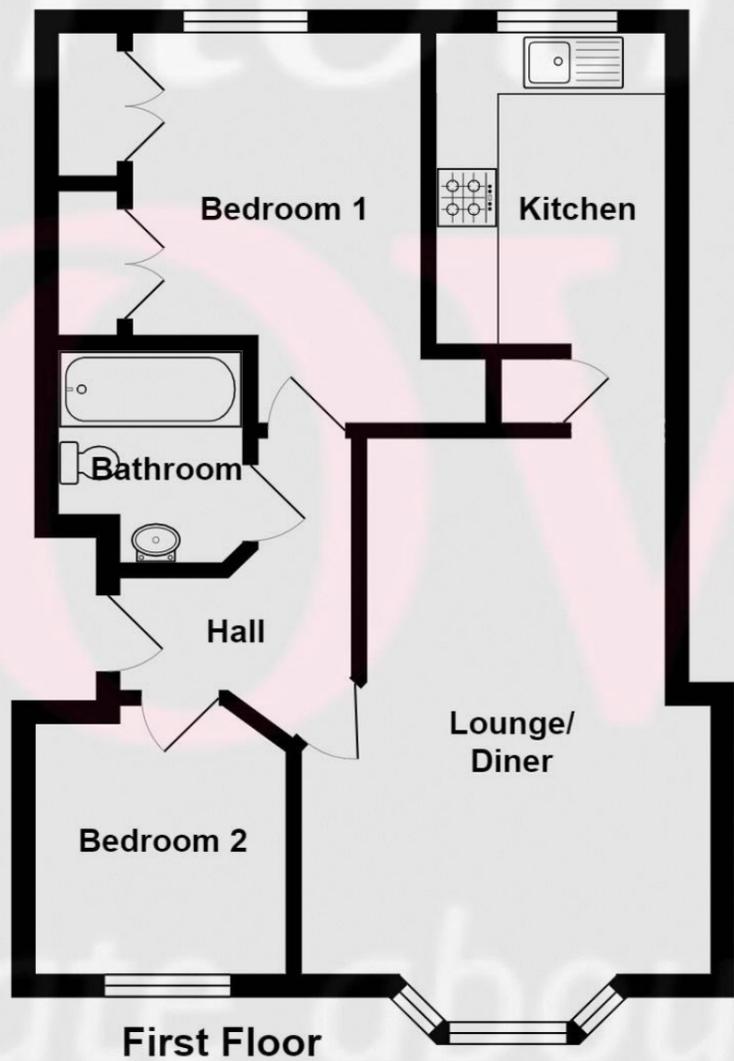


Timothy a brown



Total Area: 57.4 m²
 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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Timothy a brown

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9 Westholme Close,
 Congleton, Cheshire CW12 4FZ

Selling Price: £170,000

- NO CHAIN – IDEAL FOR A SMOOTH & SPEEDY PURCHASE
- MODERN EXECUTIVE FIRST-FLOOR APARTMENT
- TWO GENEROUS BEDROOMS
- PLEASANT OUTLOOK OVER COMMUNAL GARDENS
- WALKING DISTANCE TO TOWN CENTRE & ASTBURY MERE COUNTRY PARK
- BRIGHT LOUNGE/DINING ROOM WITH MODERN FITTED KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

NO CHAIN

An excellent opportunity for first-time buyers, investors, or those seeking a lock-up-and-leave property, this modern executive first-floor apartment is situated within a popular development in a quiet cul-de-sac position, enjoying a pleasant outlook over gardens and communal grounds.

The well-presented accommodation comprises an entrance hall, a bright lounge/dining room, and a modern fitted kitchen. There are two generous bedrooms (one large double and one spacious single), along with a contemporary bathroom. Further benefits include gas central heating, double glazing throughout, and the rare advantage of two allocated parking spaces.

Ideally located within walking distance of the town centre and Astbury Mere Country Park, the property sits in a highly desirable area of Congleton. The town offers a wide range of amenities including primary and secondary schools, pubs, restaurants, fitness centres, and shopping facilities such as Marks & Spencer Simply Food and Tesco, along with doctors, dentists, and chemists.

For commuters, the location is excellent, with easy access to the M6 motorway, main routes to Manchester Airport, and a mainline railway station offering national connections. The area

also benefits from the Congleton Link Road, enhancing connectivity to surrounding towns. The nearby Peak District National Park provides outstanding countryside and leisure opportunities.

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. 974 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.**

TAX BAND: C

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4FZ

Energy performance certificate (EPC)

9 Westholme Close CONGLETON CW12 4FZ	Energy rating C	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.](#)

