



Apartment 2, Bowhill House | Betley | Cheshire | CW3 9AB

£100,000

RECENTLY REFURBISHED STUDIO APARTMENT, MUCH SOUGHT AFTER VILLAGE LOCATION.

This recently refurbished studio apartment is situated within a very well appointed Grade II listed former Georgian farmhouse which has been converted into four residential apartments. This impressive property occupies a prime position within the much sought after Betley village. Betley is a very well regarded village in North Staffordshire close to the Cheshire border, midway between and within easy reach of the market towns, Nantwich and Newcastle-under-Lyme. The property also offers excellent access to commuter and transport networks with Crewe Train Station only seven miles away and Junction 16 of the M6 a similar distance.



## Property Description

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### ENTRANCE HALL

Entrance door.

### LOUNGE

11' 2" x 10' 1" (3.4m x 3.07m) Built in storage cupboard/wardrobe, two radiators, television point and original feature sash window to the front elevation.,

### KITCHEN

7' 10" x 6' 11" (2.39m x 2.11m) Fitted with a modern range of base and wall units. Work surfaces incorporating inset stainless steel sink and single drainer unit with mixer tap. Built in electric oven and hob. Extractor fan, plumbing for a washing machine, radiator and window to the side elevation.

### BEDROOM

9' 1" x 6' 2" (2.77m x 1.88m) Radiator.

### SHOWER ROOM

Recently fitted with a modern three piece suite comprising, walk-in shower cubicle with rainfall mixer shower, vanity wash hand basin and low level w/c. Heated towel rail and extractor fan.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

#### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

#### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

#### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

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#### AGENTS NOTES

This is a leasehold property, please contact our office on 01782 622677 for further details relating to the lease & charges.

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## Tenure

Leasehold

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

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01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements