

# chris hamriding

lettings & estate agents



## 9 Westholme Close, Congleton, CW12 4FZ

### Offers In The Region Of £169,950

Take a moment to watch our guided video tour of this superb home offered for sale with NO ONWARD CHAIN and located in a very well established apartment building that contains just a handful of homes!

The property in question is a true credit to the current owner and you're going to love it! Once through the well kept communal entrance area and into the home, you immediately realise that the level of care and attention that's gone into the presentation is second to none! Enjoying a large lounge/dining area with a bay window overlooking pleasant greenery, there's also a quality kitchen and bathroom that really set this property apart from the rest! The bedrooms are both of a double size and again, enjoy pleasant views of the mature grounds. Worth noting is that this property boasts a good amount of storage space, a real rarity in many apartments. Outside and amidst the pleasant, leafy grounds you'll find two allocated parking spaces tucked away in a private car park just a moment from your front door.

Locally, the town centre is within easy walking distance and great commuter links to both north and south are easily accessed making this the perfect home for a wide array of buyers.

Please read on to find out more, view our video, photos and floor plan....then call us here at Chris Hamriding Estate Agents to book your viewing...before it's too late!

### **Furniture included**

Please note that certain items of furniture can be included in the sale if the buyers wishes. This is subject to a separate negotiation.

### **Communal entrance area**

#### **Entrance hall**

Coving to textured ceiling. Single panel central heating radiator. Intercom handset.

#### **Lounge/dining room 19'4" 3'3"x 13'3" (5.9 1x 4.04)**

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 9'2" x 7'4" (2.8 x 2.26)**

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 one 11'10" x 9'3" (3.63 x 2.82)**

PVCu double glazed window to rear aspect with views of historic neighbouring house and gardens. Double panel central heating radiator. Two fitted wardrobes. 13 amp power points.

#### **Bedroom two 8'4" x 8'0" (2.56 x 2.46)**

PVCu double glazed window to front aspect. Double panel central heating radiator. 13 amp power points.

#### **Bathroom 6'11" x 6'0" (2.13 x 1.83)**

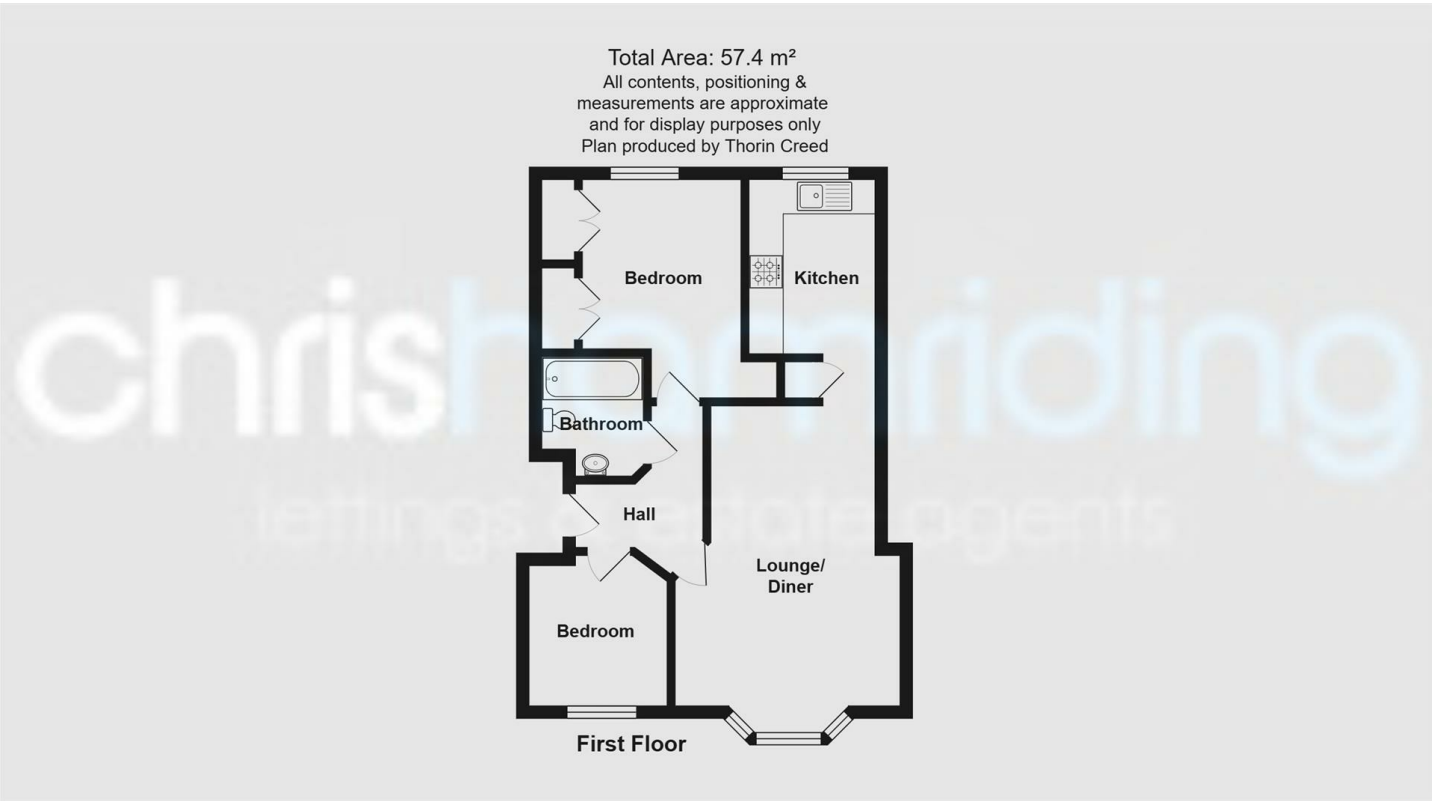
Three inset downlighters. Extractor fan. Double panel central heating radiator. White suite comprising: low level w.c., pedestal wash hand basin. Panelled bath with mains fed shower over. Tiled to splashbacks. Shaver point.

### **Communal gardens**

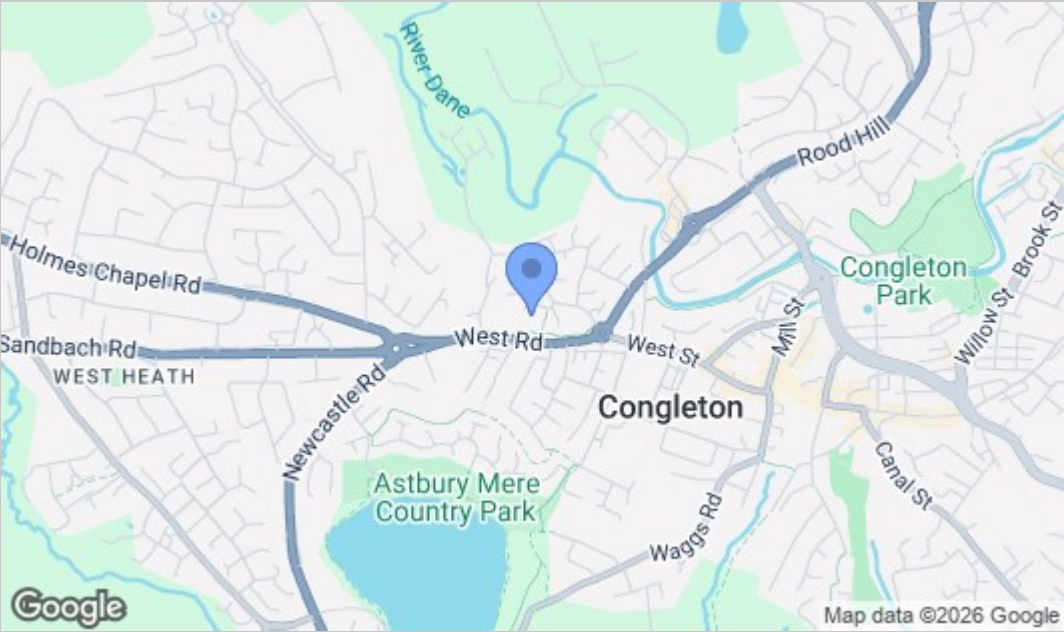
#### **Two allocated parking spaces**



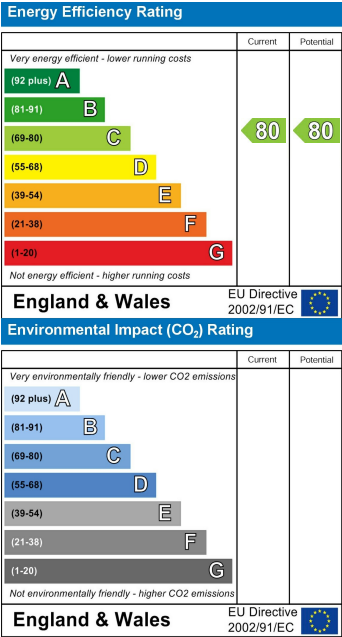
Floor Plan



Area Map



Energy Efficiency Graph



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