



STEPHENSON BROWNE

West House, Westholme Close, Congleton

CW12 4FZ



£195,000

Description

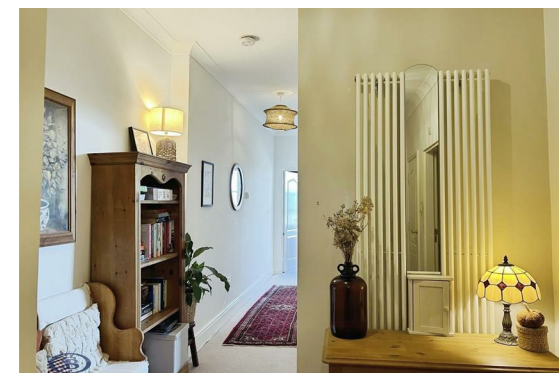
Set within the beautifully restored West House, this impressive first-floor apartment combines the character and elegance of a period country residence with the comfort and convenience of contemporary living. Nestled within extensive, mature communal grounds that are immaculately maintained, the development offers an attractive balance of peaceful surroundings and modern lifestyle.

The apartment itself is thoughtfully designed, featuring a welcoming entrance hall, a spacious and light-filled living area, and a separate fitted kitchen complete with integrated appliances. There are two well-proportioned bedrooms and a three-piece suite fitted bathroom. The building also benefits from both lift access and stairs, providing convenient access to the apartment. Adding further peace of mind, the property also benefits from a recently installed new boiler.

Outside, residents can enjoy the beautifully landscaped communal gardens, while the apartment is allocated two private parking spaces, providing excellent convenience.

Despite its tranquil setting, West House is ideally positioned within walking distance of Congleton, a thriving historic market town offering an excellent range of independent shops, restaurants, caf  s, bars and pubs. The location also provides superb transport links, making it an ideal base for both commuters and those looking to enjoy the surrounding Cheshire countryside.

This exceptional apartment would make an ideal purchase for first-time buyers, investors seeking a strong rental opportunity, or downsizers looking for a low-maintenance home in a desirable setting.



Tenure

We understand from the vendor that the property is leasehold. 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.

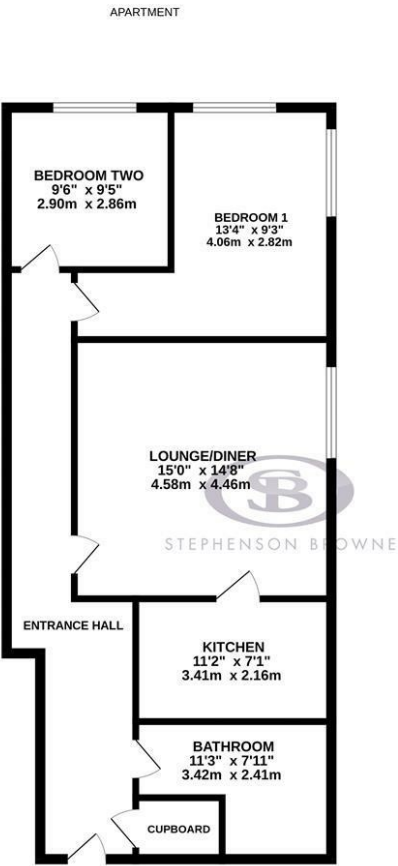
AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing 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

Area Map



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

T: 01260 545600 E: congleton@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk