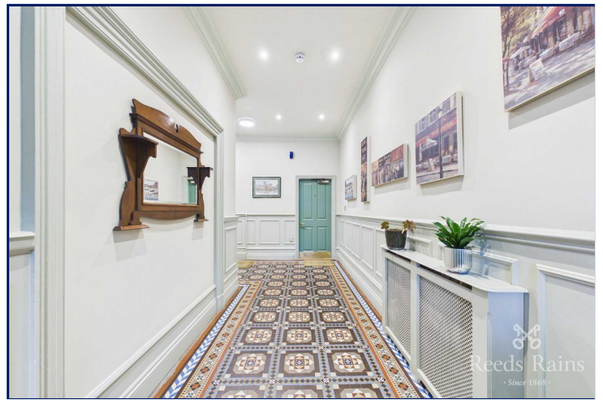
















3, Westbourne House 15-17,
Newcastle Road, Congleton,
Cheshire, CW12

Asking Price: £225,000
Leasehold

Reeds Rains

reedsrains.co.uk

3, Westbourne House 15-17, Newcastle Road, Congleton, Cheshire, CW12
Asking Price: £225,000 Leasehold

Council Tax Band: E
EPC Rating: D

Take a moment to admire this exquisite three bedroom apartment spreading across three floors and will certainly be a favourable choice against neighbouring properties within the block due to it boasting it's own private 'Crow's Nest' balcony. The unique, upper floor elevated position is incredible and certainly sets this property apart against any other.

Stepping inside, you are immediately greeted into the grand 'Minton' tiled communal corridor providing shared access to three neighbouring apartments. Entrance to Number 3 can be located on the upper floor with a 'Tweed' coated staircase leading up to it. Inside, the accommodation continues to deliver, benefitting from a much larger than average living space with two of the three bedrooms accompanying their own private ensuite.

An abundance of eaves storage space is offered on the second floor with one of the doors leading into a remarkably spacious, hidden backroom. This naturally illuminated floor has ample space for a third bedroom and even provides access to a spiral staircase leading up to the 'Crow's Nest' balcony.

West Heath is a popular suburb which is often favoured for its excellent school catchment. It is home to two Primary Schools (Quinta and Black Firs) and Congleton High School, all of which are easily within walking distance of Westbourne House.

This incredibly popular area of Congleton is also very fortunate to enjoy useful amenities and some very beautiful open spaces, especially Astbury Mere Country Park, which is on your doorstep.

Astbury Mere was created within a former sand quarry, which has since been beautifully landscaped with a mature lake and over 34 acres of open space. The lake itself is a very attractive piece of water set in a slight valley surrounded, in parts, by mature trees. This shared amenity with a sailing club is described as a quiet and picturesque sanctuary close to the busy market town of Congleton and is very popular with dog walkers and ramblers alike.

The West Heath Shopping Centre is located between Holmes Chapel Road and Sandbach Road. It hosts a wide range of shops and conveniences that include supermarkets, eateries and even a Pharmacy.

Congleton itself is a historic market town with a good selection of shopping facilities and restaurants. It provides excellent access to the North West Motorway networks with nearby junctions at either Sandbach or Holmes Chapel. Commuters often choosing this side of the town to avoid unnecessary traffic at peak times. The new bypass offers easy access to Manchester and the local railway station which lies on the West Coast Main Line is a short drive away.

Available to purchase with no onward chain and perfectly suited to those hopefully seeking a smooth and swift purchase. Closer inspections are highly recommended. Why not start by taking a moment to admire our immersive, interactive virtual tour.

EPC GRADE D.

Ground Floor

Communal Porch and Hall
Exquisite entrance hall with 'Minton' tiled flooring.
Recessed ceiling down lighters. Cornice and timber panelling.

Hallway
Decorative coving. Laminate wood flooring.
Stairs off.

WC
White suite comprising of a close coupled WC and pedestal wash basin.
Recessed ceiling down lighters. Partially tiled walls to half height and tiled flooring. Chrome ladder style heated towel rail.

Kitchen
PVCu double glazed window.
Modern range of wall, drawer and base units with solid quartz work surfaces that incorporate an under-mount stainless steel sink with mixer tap.
Integrated double oven, four ring electric hob and extractor hood.
Built in washer dryer, fridge and freezer.
Recessed ceiling down lighters. Traditional radiator. Laminate wood flooring.

Living Room
PVCu double glazed window.
Electric fire and decorative surround, marble inset and hearth.
Cornice and picture rail. Recessed ceiling down lighters. Two traditional radiators.

Bedroom
PVCu double glazed window.
Recessed ceiling down lighters. Picture rail. Radiator.
Contemporary fitted wardrobes.
Access to the Ensuite.

Ensuite
White suite comprising of a pedestal wash basin and a shower enclosure.
Recessed ceiling down lighters. Extractor fan. Fully tiled walls and tiled flooring. Chrome ladder style heated towel rail.
Electric shaver socket.

Bedroom
PVCu double glazed window.
Picture rail. Traditional radiator.
Access to the Ensuite.

Ensuite
PVCu frosted double glazed window.
White suite comprising of a close coupled WC, pedestal wash basin and a panel bath with a shower and screen. Fully tiled walls and tiled flooring. Recessed ceiling down lighters. Extractor fan. Chrome ladder style heated towel rail. Electric shaver socket.

Second Floor

Landing
Two PVCu double glazed windows and a double glazed skylight.
Contemporary anthracite tubular radiator.

Snug
Angular ceiling with a double glazed skylight.
Eaves storage. Recessed ceiling down lighters.

Third Floor

Crow's Nest
Accessed via a PVCu double glazed door. Wrought iron railing with artificial grass providing space for two chairs.

Exterior
Two allocated block paved parking spaces and visitor spaces.



For full EPC please contact the branch.



Leasehold
999 years from 1 January 2003

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk