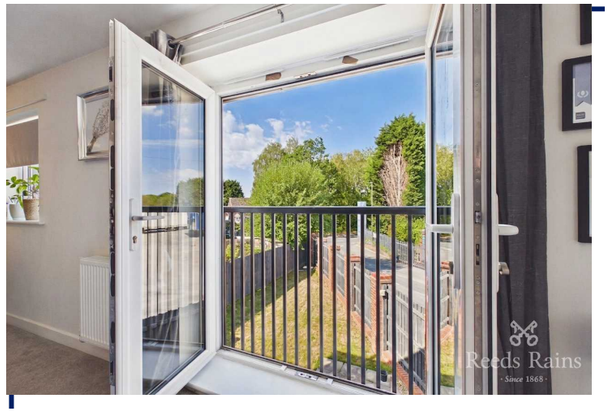
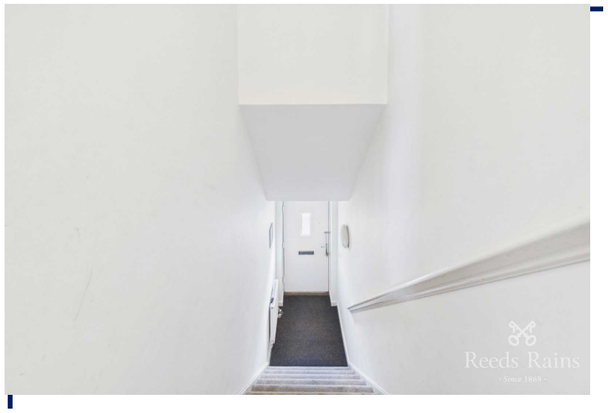
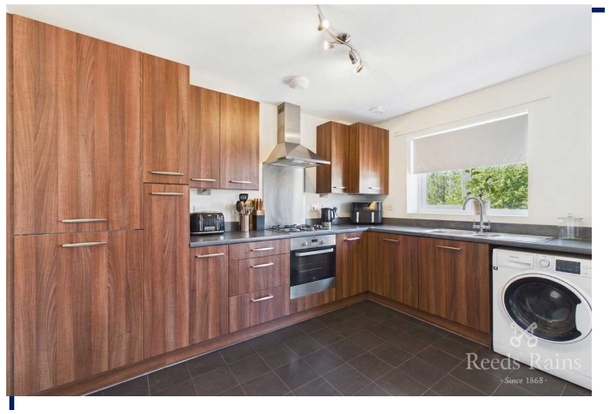
















Westheath Close, Congleton,
Cheshire, CW12

Asking Price: £140,000
Leasehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £140,000 Leasehold

Council Tax Band: A
EPC Rating: B

This maisonette is offered to the market with no onward chain and perfectly suited to those hopefully seeking a smooth and swift purchase.

It is available as part of a shared ownership scheme with shares available from 44% (as advertised) all the way up to 100% (please contact us for further information). Rent is payable on the share of the property you do not own, but this will decrease as you buy more of the property. Applications are subject to affordability and eligibility criteria.

Tucked away in the corner of this cul-de-sac, this fantastic one bedroom property is a rare find and benefits from an unusually large garden, off street parking and the distinct advantage of plentiful loft storage. The coveted West facing rear garden is undoubtedly one of the home's most impressive features, enjoying an abundance of natural sunlight late into the evening.

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. This privileged area of Congleton is also very fortunate to enjoy useful amenities and some very beautiful open spaces, with the likes are Back Lane Village Green, Quinta Park and Astbury Mere Country Park 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.

Back Lane playing fields are a recreational area with Village Green status and are home to a number of soccer and rugby pitches. A number of community clubs can be seen enjoying the facilities at weekends.

The refurbished 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 provides excellent access of the North West Motorway networks with nearby junctions at either Sandbach or Holmes Chapel,with commuters often choosing this side of the town to avoid unnecessary traffic at peak times. Trunk roads provide a link between Stoke-On-Trent and Manchester, as does the local railway station which lies on the West Coast Main Line.

We strongly recommend a closer inspection so why not start by taking a moment to admire our immersive, interactive virtual tour - It's the perfect introduction.

EPC GRADE B.

Ground Floor

Entrance Hall
Frosted double glazed composite front door.
Radiator
Stairs off.

First Floor

Landing
Storage cupboard with fitted shelving.
Access to a partially boarded loft with lighting via a metal ladder.
Radiator.

Living Kitchen

Kitchen Area
PVCu double glazed rear window.
Modern range of walnut style wall, drawer, and base units with work surfaces that incorporate a one and a half bowl stainless steel sink with mixer tap.
Integrated electric oven, four ring gas hob and a stainless steel extractor hood.
Built in fridge freezer. Space and plumbing for a washing machine.
Extractor fan. Radiator.

Living Area
PVCu double glazed Juliet balcony.
Radiator.

Bathroom
Three piece white suite comprising of a close coupled WC, pedestal wash basin and a panel bath.
Extractor fan. Radiator. Electric shaver socket.

Double Bedroom
Two PVCu double glazed windows.
Radiator.

Exterior
One allocated parking space.
Enclosed rear garden laid to lawn with a flagged patio area.

Leasehold
125 years from and including 1 April 2018

Agents Note
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.

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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.



For full EPC please contact the branch.

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