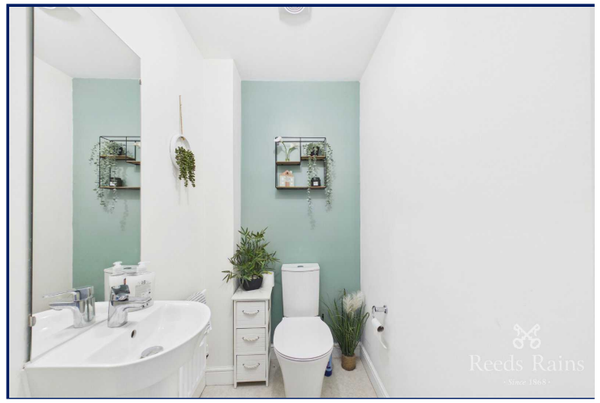


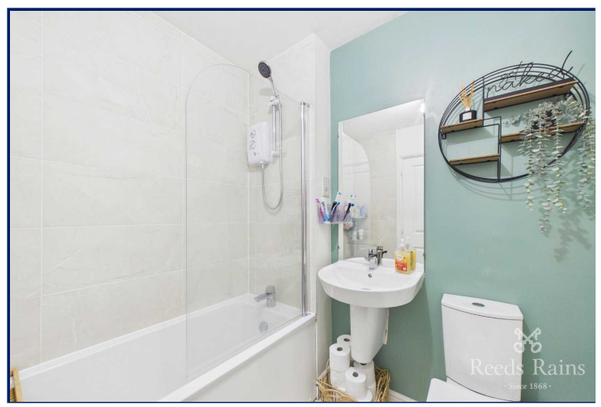














Dobson Way, Congleton, Cheshire,
CW12

Asking Price: £180,000
Leasehold

Reeds Rains

reedsrains.co.uk

Dobson Way, Congleton, Cheshire, CW12
Asking Price: £180,000 Leasehold

Council Tax Band: B
EPC Rating: B

75% SHARE
Available as part of a shared ownership scheme advertised at a 75% share (please contact us for further information). Rent is payable on the share of the property you do not own. Applications are subject to affordability and eligibility criteria.

A fabulous example of a modern two double bedroom family home built by Redrow and located on the stylish Cranberry Gardens development. Dobson Way welcomes homeowners and it's no surprise that the street scene is particularly picturesque with every home uniquely offering tremendous amounts of character. Cranberry Gardens was built by Redrow and is one of Congleton's most sought after modern developments. It can be found on the outskirts of the town, toward the North of Congleton.

A double length tarmacadam driveway extends to the front providing ample off road parking along with offering a gated side access leading to the rear of the property. Stepping inside, the accommodation is considerably modern, boasting a remarkably cosy downstairs living space which thanks to it's south-easterly facing position, a considerable amount of natural light floods through the French patio doors. Upstairs continues to deliver boasting two double sized bedrooms along with a family bathroom.

The rear is where the accommodation truly excels thanks to its magnificent professionally landscaped garden accompanied by a contemporary porcelain paved patio providing the perfect enclave to unwind in the sun.

The opening of the new bypass offers wonderful commuting links and the area is very fortunate to enjoy some beautiful open spaces with the Cheshire countryside and The Plough Inn nearby. Eaton Bank Academy is just a short walk from the development and there is also a family park just around the corner on Aspen Close.

Closer inspections are highly recommended, especially if you are looking for a contemporary family home (which is still under warranty) on a really stylish development.

EPC GRADE B.

Ground Floor

Hallway
PVCu frosted double glazed front door.
Access to under stairs storage cupboard and downstairs WC.
Radiator. Wooden plank flooring.
Stairs off.

WC
Two piece white suite comprising of a close coupled WC and wall hung wash basin with a polished chrome mixer tap.
Extractor fan. Radiator.

Kitchen
PVCu double glazed window.
Contemporary range of wall, drawer and base units with work surfaces that incorporate a stainless steel sink with mixer tap, built in oven with a four ring gas hob and extractor hood, space and plumbing for a washer dryer along with a built in fridge freezer.

Living Room
PVCu double glazed windows and French patio doors.
Radiator. Wooden plank flooring.

First Floor

Landing
Access to storage cupboard housing boiler and access to roof void.
Radiator.

Bedroom
PVCu double glazed window.
Radiator.

Bathroom
Three piece white suite comprising of a close coupled WC, wall hung wash basin with a polished chrome mixer tap along with a panel bath with an adjustable electric shower head and screen.
Extractor fan. Polished chrome ladder style heated towel rail.

Bedroom
PVCu double glazed window.
Radiator.
Access to storage cupboard.

Exterior
Front double length tarmacadam driveway providing ample off street parking. A gated side access leading to a fully enclosed rear south-easterly facing garden laid to lawn accompanied by a porcelain paved patio along with gravelled and raised shrub borders.



For full EPC please contact the branch.

Leasehold
125 years from and including 1 July 2019

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