



8 Obelisk Way, Congleton, CW12 4FY

£205,000

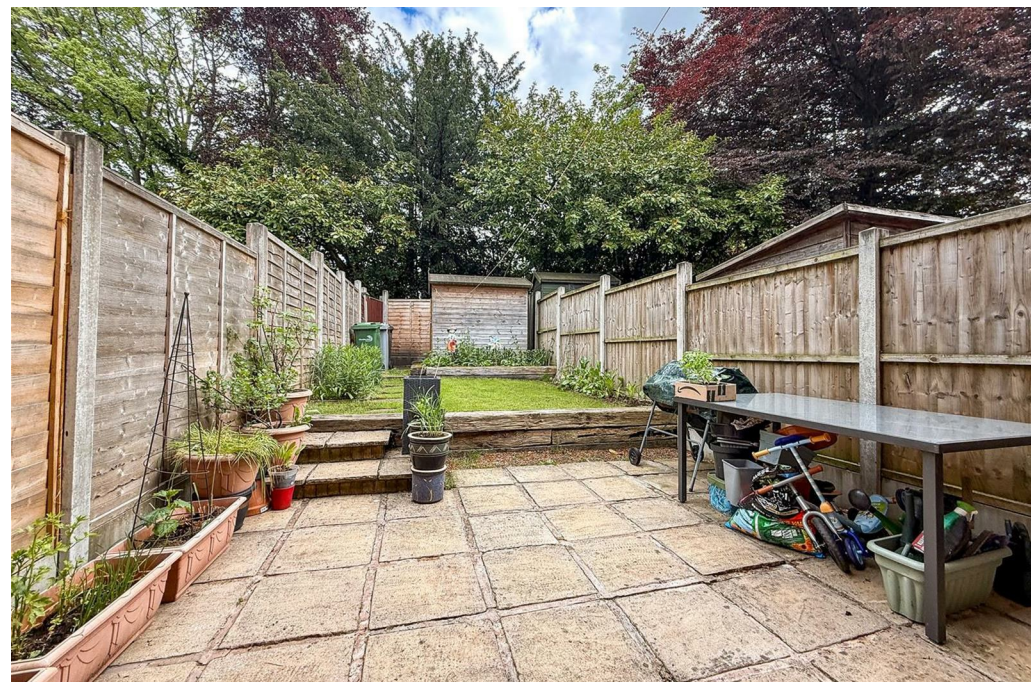
- Well Presented Two Bedroom Home
- Quality Integrated Bosch Appliances
- Allocated Parking For Two Vehicles
- Conveniently Located For Congleton Town And Its Market Quarter
- Well Proportioned Accommodation Throughout
- Inviting Lounge With Storage Cupboard
- Enclosed Rear Garden Arranged Over Two Levels
- Contemporary Dining Kitchen
- Modern Family Bathroom
- Situated On A Popular Modern Development

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Offered for sale at a 30% discount as part of the Cheshire East Discounted for Sale Scheme, this well-presented two-bedroom home provides an excellent opportunity for first-time buyers looking to step onto the property ladder or those with a connection to local area (subject to acceptance) . One of the most straightforward affordable housing schemes available, there is no additional rent payable, making this an attractive and cost-effective option for buyers.



Council Tax Band: B



Situated on a popular modern development, ideally located close to the highly regarded Orange Tree restaurant, the property offers well-proportioned accommodation throughout. As well as being conveniently located for Congleton town & its market quarter.

The ground floor comprises entrance hallway, an inviting lounge with storage cupboard and a contemporary dining kitchen fitted with a stylish range of grey gloss handleless units, contrasting work surfaces, and quality integrated Bosch appliances.

To the first floor are two bedrooms and a modern family bathroom fitted with a white suite and over-bath rainfall-effect shower.

Externally, the property benefits from an enclosed rear garden arranged over two levels, with paved seating area and lawn, enjoying a good degree of privacy, together with allocated parking for two vehicles.

An ideal purchase for buyers seeking an affordable and modern home in a sought-after residential location.

Entrance Hall

Front entrance door, stairs off to first floor landing.

Lounge

15 x 9'9

Having a UPVC double glazed window to the front aspect, feature fireplace with timber surround and marble-effect inset with matching hearth. Radiator and understairs storage cupboard.

Dining Kitchen

13'1 x 7'9

Having a range of grey gloss, on-trend handleless wall and base units with contrasting black worksurfaces over, incorporating a single drainer stainless steel sink unit with flexi-hose mixer tap over. A range of quality integrated appliances by Bosch, including a combination grill with separate oven, gas hob with chimney-style stainless steel extractor fan over. Under-cupboard display lighting, part tiled walls, plumbing for a washing machine, and space for a fridge freezer. Attractive oak effect LVT flooring, Upvc double glazed window to the rear aspect overlooking the garden, with defined space for a dining table and chairs. Radiator. UPVC double glazed rear entrance door giving access to the rear garden. Cupboard housing the Glow-worm gas-fired central heating boiler.

First Floor Landing

Having access to the loft space.

Bedroom One

13'1 x 9'3

Having UPVC double glazed windows to the front aspect with views over the development. Radiator. Built-in double wardrobe. Airing cupboard housing the hot water cylinder and providing additional storage.

Bedroom Two

11'5 x 7'8

Having a UPVC double glazed window to the rear aspect overlooking the rear garden. Radiator.

Bathroom

Having a white suite comprising a panelled bath with dual over-bath thermostatically controlled shower, fixed rainfall-effect showerhead, and detachable shower

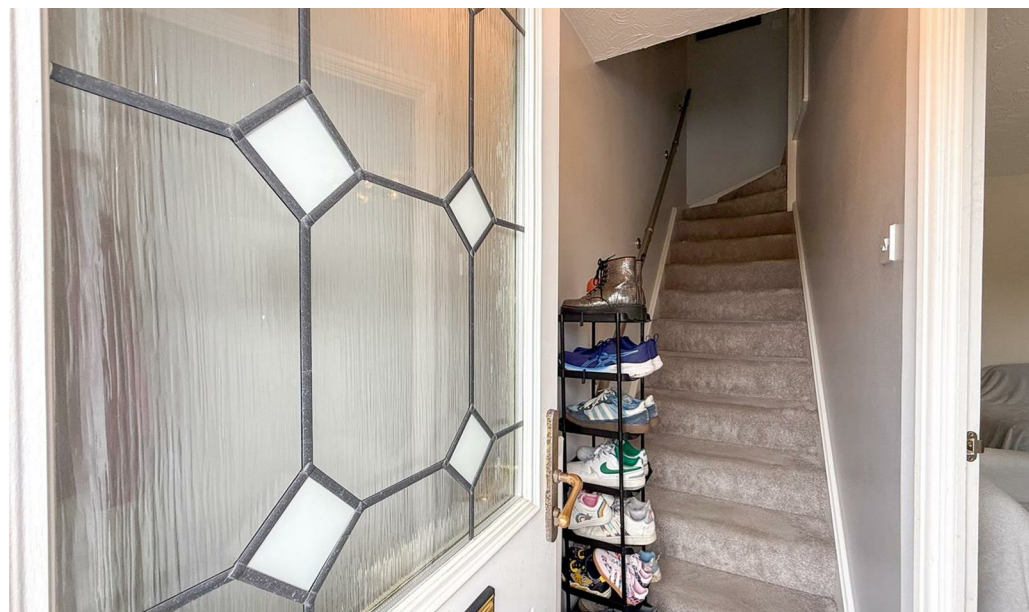
attachment with glazed shower screen to the side. Low-level WC, pedestal wash hand basin, part tiled walls, extractor fan, radiator, UPVC double glazed obscured window to the rear aspect, shaver point, and tiled flooring.

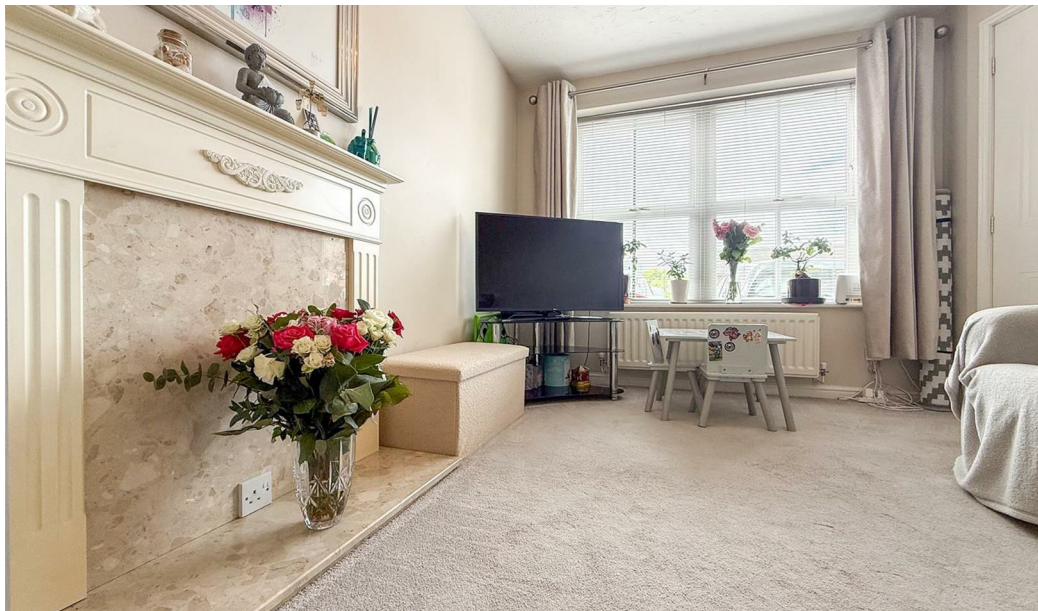
Rear Garden

To the rear of the property is an enclosed, low-maintenance garden enjoying a good degree of privacy. The garden is arranged over two levels, comprising a paved patio seating area ideal for outdoor entertaining, with steps leading to a shaped lawn bordered by mature shrubs and planting. Fenced boundaries, useful garden shed, and space for potted plants and outdoor furniture make this an attractive and practical outdoor space for families and entertaining alike.

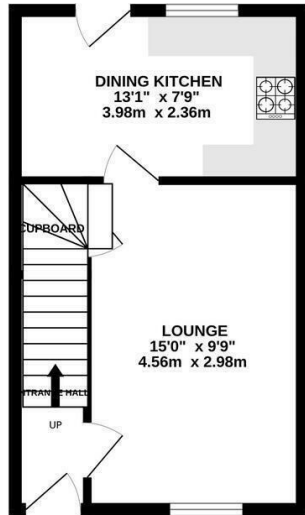
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

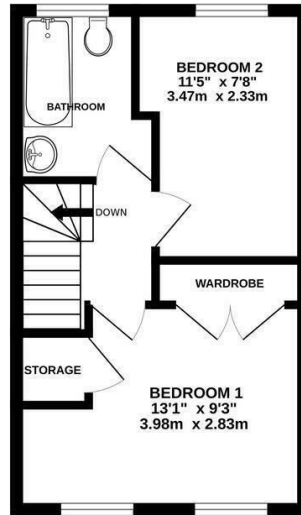




GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.
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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Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	