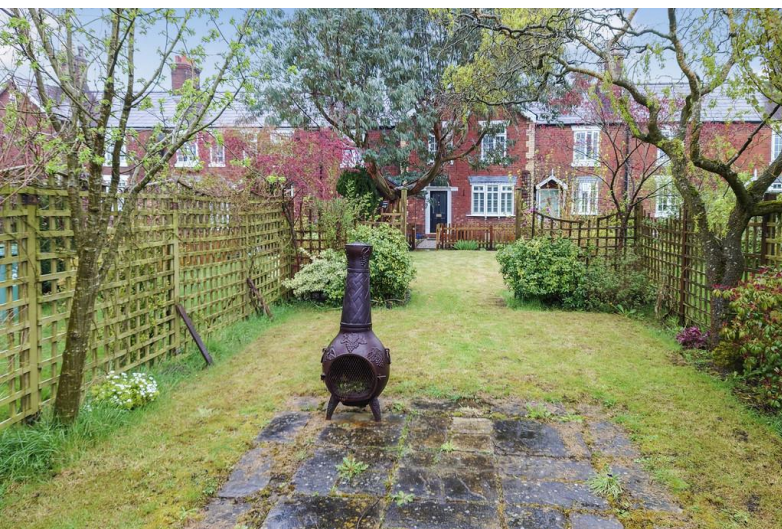


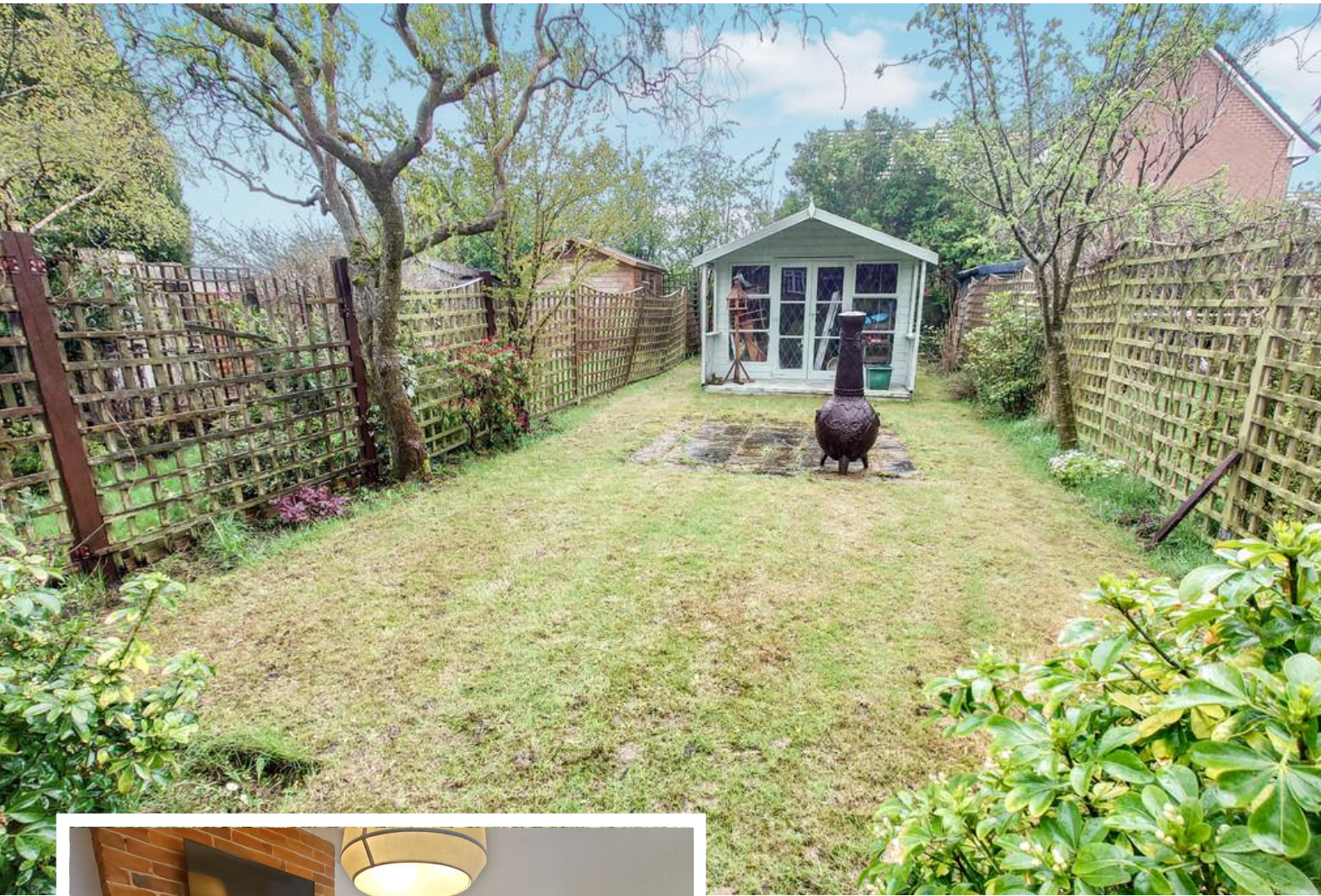


Heath Terrace Arclid, CW11 2SU

- SPACIOUS MID TOWN HOUSE COTTAGE
- SEMI RURAL LOCATION
- NO CHAIN
- HALL, LOUNGE, BREAKFAST KITCHEN
- THREE BEDROOMS, FAMILY BATHROOM
- UPVC D/G, OIL C/H
- LANDSCAPED GARDENS
- CONVENIENT LOCATION

£229,950





Property Description

INTRO

Located within the rural hamlet of Arclid, Cheshire a spacious three bedroom cottage with no chain, comprising, hallway, a lounge with wood stove, a spacious kitchen/dining room, rear porch area & oil boiler, a white first floor bathroom, a spacious double front bedroom, a double rear bedroom & single third bedroom. Externally a rear patio yard. A good sized long front garden area landscaped laid to lawn with views over the adjacent fields, summerhouse. UPVC double glazing & oil central heating. On street parking close by. The property is located within easy access to amenities, bus link, rail at Congleton, Crewe, Kidsgrove. Viewing imperative without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for post code CW11 2SU turn into Davenport Lane and the property can be found on the right hand side with parking spaces on the left.





ENTRANCE HALL

With staircase to the first floor, radiator. Door to cellar and storage area.

CELLAR

LOUNGE

11' 11" x 9' 11" (3.63m x 3.02m)

Window to the front, tall radiator, feature chimney breast with log burning stove, coving to the ceiling.

KITCHEN/DINING ROOM

17' 3" x 11' 11" (5.26m x 3.63m)

With a fitted kitchen area, worksurfaces, single drainer sink, wall and base units built in oven hob, plumbing for washing machine. Chimney breast with log burning stove.



REAR PORCH

UPVC double glazed windows, double doors to the patio yard area, tiled floor, boiler.

FIRST FLOOR LANDING

BEDROOM ONE

11' 11" x 9' 10" (3.63m x 3m)

Window to the front, radiator.



BEDROOM TWO

12' 0" x 9' 7" (3.66m x 2.92m)

Window to the rear, radiator.

BEDROOM THREE

6' 0" x 5' 11" (1.83m x 1.8m)

Window to the front, radiator.

BATHROOM

8' 6" x 7' 3" (2.59m x 2.21m)

Comprising a panelled bath, low level w.c, wash hand basin and electric over bath shower, cylinder cupboard, Chrome towel radiator, window to the rear.



EXTERNALLY

FRONTAGE

An attractive front garden with a shrub border to side, circle border with grass. Across the path is further landscaped good sized garden with access via a gate mainly laid to lawn and shrub borders

SUMMER HOUSE

Over looking the house and garden.



REAR

Paved patio area, oil storage tank.

NOTE

The vendor is related to an employee of Shaws and Company.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

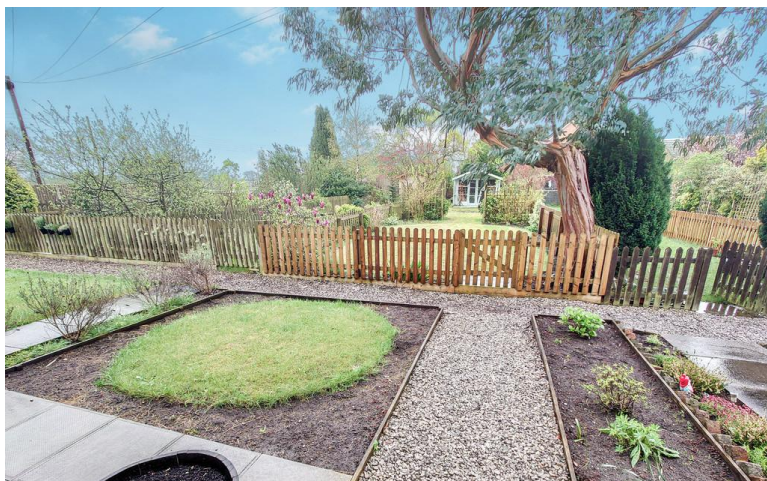
Cheshire East Council



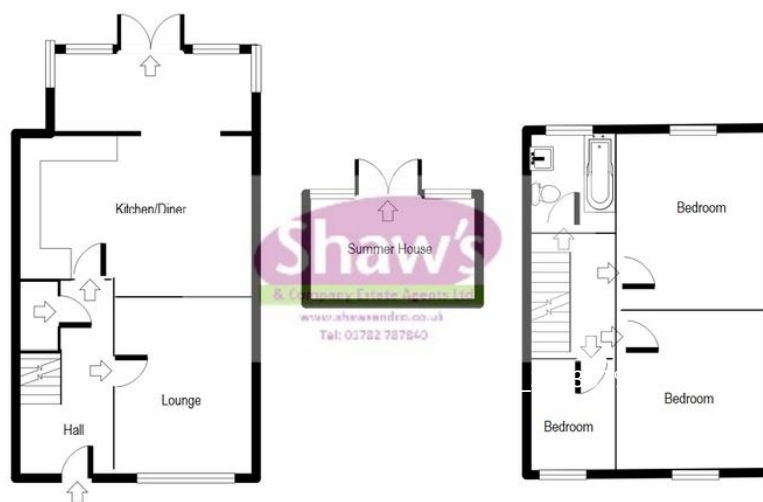
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and the purchaser is advised to verify the accuracy of the floor plan. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems, appliances, fixtures have not been tested and no guarantee as to their operation or efficiency can be given. Made with Your Builder.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
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 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements