

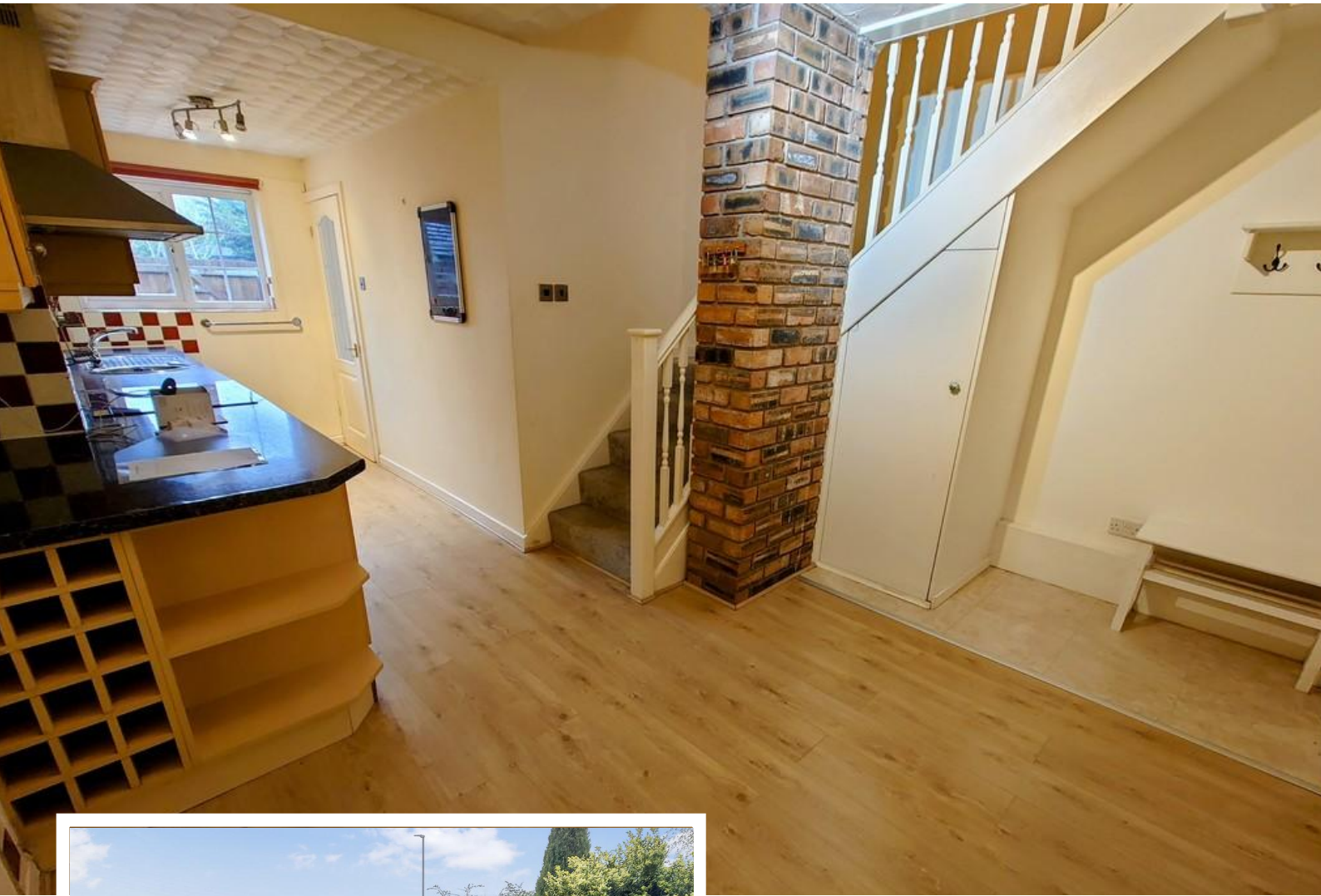


**Heath Terrace**  
Arclid, CW11 2SU

- LOCATED WITHIN ARCLID CHESHIRE
- WITH GOOD SIZE FRONT GARDEN
- A TWO BEDROOM COTTAGE
- LOUNGE, SPACIOUS KITCHEN/DINER
- BEAUTIFULLY PRESENTED
- GF WHITE BATHROOM
- NO CHAIN
- TWO DOUBLE BEDROOMS

**£199,995**





## Property Description

### INTRO

Located within the rural hamlet of Arclid, Cheshire a beautifully presented two bedroom cottage with no chain, comprising, a lounge with wood stove, a spacious kitchen/dining room, rear hall & oil boiler cupboard, a white ground floor bathroom, a spacious double front bedroom, a double rear bedroom with large over stairs store area. Externally a rear patio yard. A good sized front garden area landscaped laid to lawn with views over the adjacent fields. A garden outbuilding. UPVC double glazing & oil central heating. On road parking space 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.



#### LOUNGE

12' 11" x 11' 3" (3.94m x 3.43m)

With an attractive box bay window to the front overlooking the garden, double radiator, chimney breast with inset log burning stove, coving to the ceiling.

#### KITCHEN/DINING ROOM

20' 9" x 12' 11" (6.32m x 3.94m)

A fitted kitchen area with worksurfaces, wall and base units etc, built in oven hob and extractor, single drainer sink, cupboard under the stairs.

#### REAR HALL

With UPVC external access door, door to boiler room and door to bathroom.



#### GROUND FLOOR BATHROOM

5' 11" x 5' 3" (1.8m x 1.6m)

Comprising a panelled bath, low level bath, wash hand basin, electric shower over the bath, towel radiator.

#### FIRST FLOOR LANDING

Access to loft.

#### BEDROOM ONE

12' 11" x 11' 2" (3.94m x 3.4m)

Window to the front, radiator.



#### BEDROOM TWO

10' 8" x 9' 7" (3.25m x 2.92m)

Window to the rear, radiator, overstairs store area.

#### EXTERANLLY

#### FRONTAGE

Paved patio area, cold water tap, lawned area with shrub border and raised vegetable box.

#### SHED

With light and power and double external socket.



#### REAR

Tarmac patio area, housing oil tank

#### NOTE

There is a right of way over the garden via the stepping stones for access to the main road. But is only for the residents of the terraces.

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 Brough 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 herein, 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. All other terms are approximate. This plan is for illustrative purposes only and should be used as a guide for your prospective purchase only. The accuracy of the information contained herein is not guaranteed and no liability is accepted for any loss or damage arising from its use.



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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