

STEPHENSON BROWNE

Heath Road, Congleton

CW12 4LF

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Offers Over £230,000

DESCRIPTION

A fantastic opportunity to purchase a spacious two-bedroom semi-detached home, beautifully presented throughout and offered for sale with no onward chain!

Having been recently redecorated and benefitting from new carpets, this home is most definitely ready to move into and would make an ideal first time buy! Occupying a prime position within the highly sought-after area of West Heath, this home is not to be missed.

An entrance hallway leads to the lounge, with a stylish kitchen/diner leading to a very useful utility room. Upstairs there are two bedrooms and the family bathroom. Ample off-road parking is provided via a slate driveway to the front of the property, whilst the generous garden features patio and lawned areas with shrubs and a timber shed for storage.

Situated in Heath Road within the West Heath area of Congleton, the property is ideally placed for the wealth of amenities within Congleton and Sandbach, with commuting routes such as the M6, A500 and A34 all within easy reach. Several schools are nearby, including The Quinta Primary School, Black Firs Primary School and Congleton High School, whilst West Heath Shopping Precinct is within easy walking distance.

A superb opportunity to purchase a beautiful home in an excellent location! Please contact Stephenson Browne to arrange your viewing.

























ROOM DESCRIPTIONS

Entrance Hall
Tiled flooring, UPVC double glazed window and front door, ceiling light point, radiator.

Lounge
12'4" x 11'10"
Minimum measurements - Laminate flooring, UPVC double glazed bay window, ceiling light point, radiator, fireplace with electric fire.

Kitchen/Diner
16'3" x 7'10"
Vinyl tile effect flooring, two UPVC double glazed windows, downlights, radiator, tiled splashback, stainless steel sink with drainer, integrated double oven, electric hobs and cooker hood, wall and base units, Potterton combi gas central heating boiler.

Utility Room
8'10" x 5'11"
Vinyl tile effect flooring, UPVC double glazed window and rear door, ceiling light point, radiator, space and plumbing for appliances, wall and base units, work surface above.

Landing
Fitted carpet, UPVC double glazed window, ceiling light point, loft access.

Bedroom One
16'3" x 9'10"
Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two
10'0" x 8'6"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom
7'11" x 7'5"
Vinyl tile effect flooring, UPVC double glazed window, downlights, radiator, W/C, pedestal wash basin, bath with mains shower, part tiled walls.













Outside
To the front of the property is a slate driveway providing off-road parking for two vehicles, with a border hedge and gated side access. The generous rear garden features patio and lawned areas with shrubs and a timber shed for storage.

Council Tax Band
The council tax band for this property is B.

Freehold Tenure
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

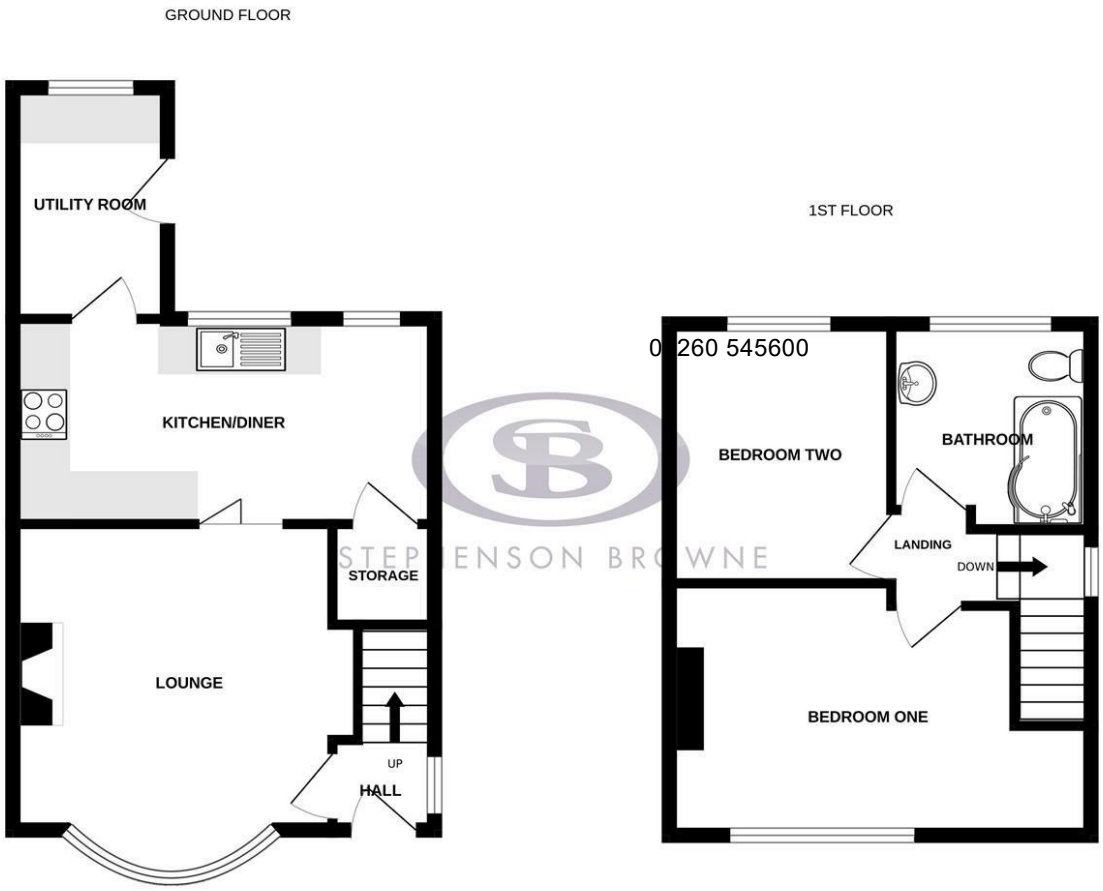
Congleton AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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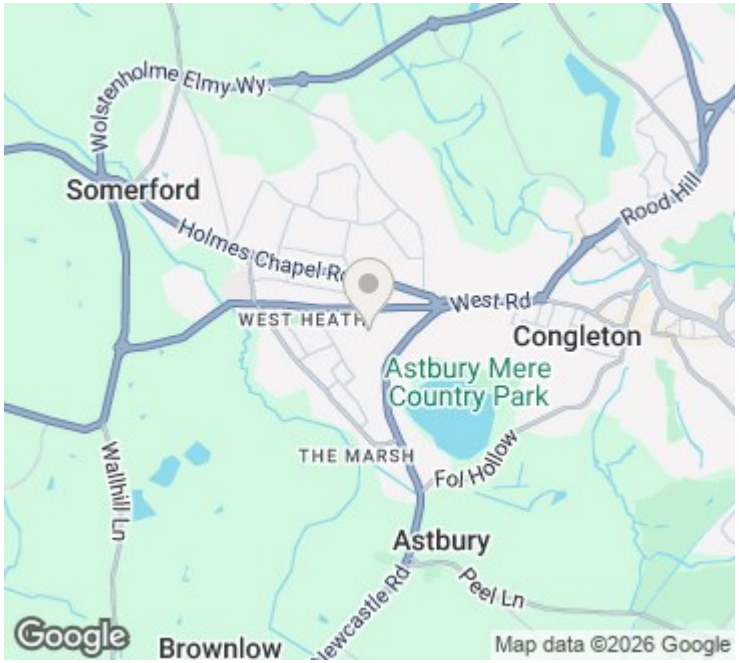


Floorplans

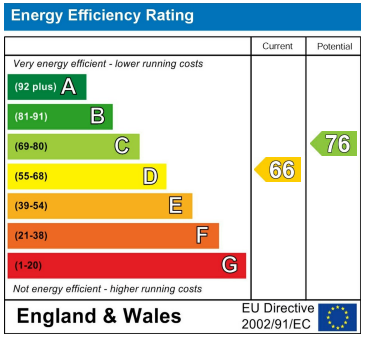


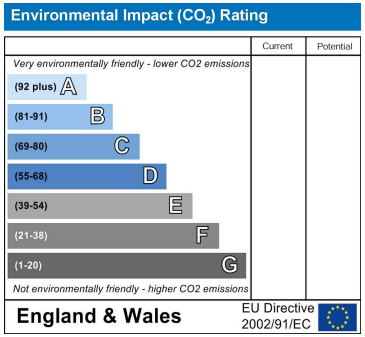
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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