

STEPHENSON BROWNE

Crawford Drive, Eaton, Congleton

CW12 2GL

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Offers Over £250,000

Description

Constructed just six years ago by the highly regarded Jones Homes, this beautifully presented two-bedroom end terrace property offers modern living in a sought-after location, benefitting from the remainder of its NHBC warranty and enjoying a pleasant position surrounded by mature greenery with open countryside nearby.

Ideally situated on the outskirts of Congleton, the property is within easy reach of The Hub, Barn Road Retail Park, Tesco Extra and local amenities, whilst Congleton Town Centre offers an excellent selection of shops, cafés, bars and restaurants. The location is also ideal for commuters, providing convenient access to Manchester, Macclesfield and the town's bypass.

The accommodation comprises a bright and welcoming lounge with a beautiful bay window, leading through to a contemporary kitchen/dining area fitted with a range of integrated appliances and French doors opening onto the rear garden. A useful downstairs WC and storage cupboard complete the ground floor.

To the first floor are two well-proportioned double bedrooms, served by a modern family bathroom, together with additional storage from the landing.

Externally, the property enjoys a desirable end plot with attractive frontage, ample off-road parking provided by a side driveway, and gated access to the rear garden. Designed with ease of maintenance in mind, the generously sized rear garden features a paved patio, artificial lawn, and established planting, creating an ideal space for outdoor relaxation and entertaining. The garden also offers ample room for a summer house, home office, or additional storage shed.

An ideal purchase for first-time buyers, downsizers or investors alike, this fantastic home combines modern accommodation, practical living space and a convenient location.













Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note that an annual estate maintenance charge of £130 is payable to Emersons Group.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

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.

















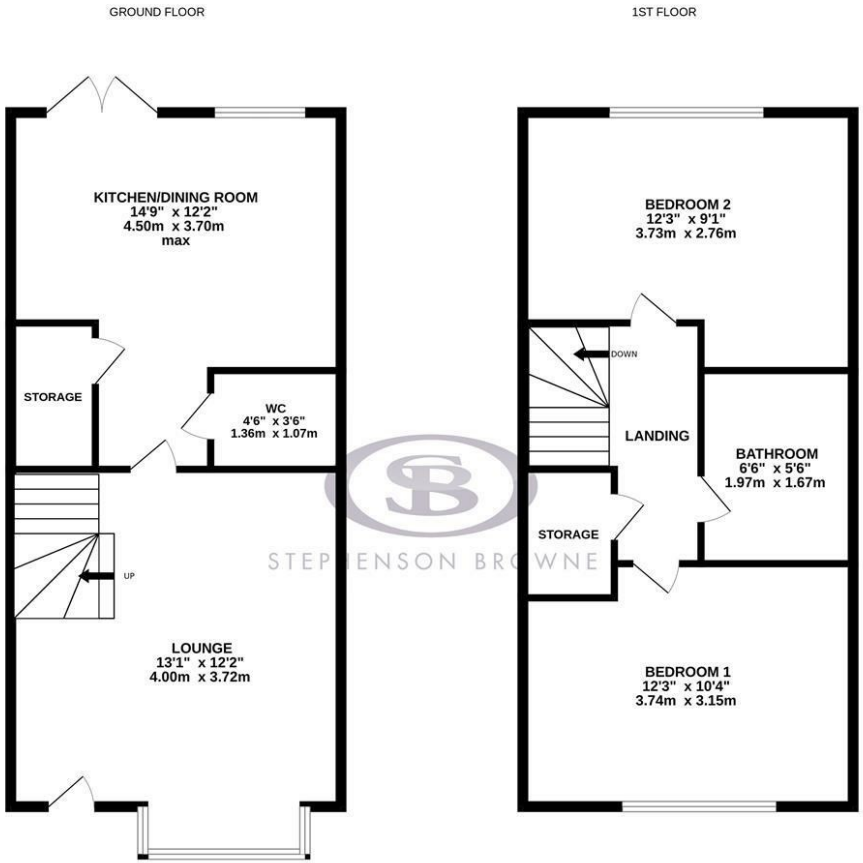






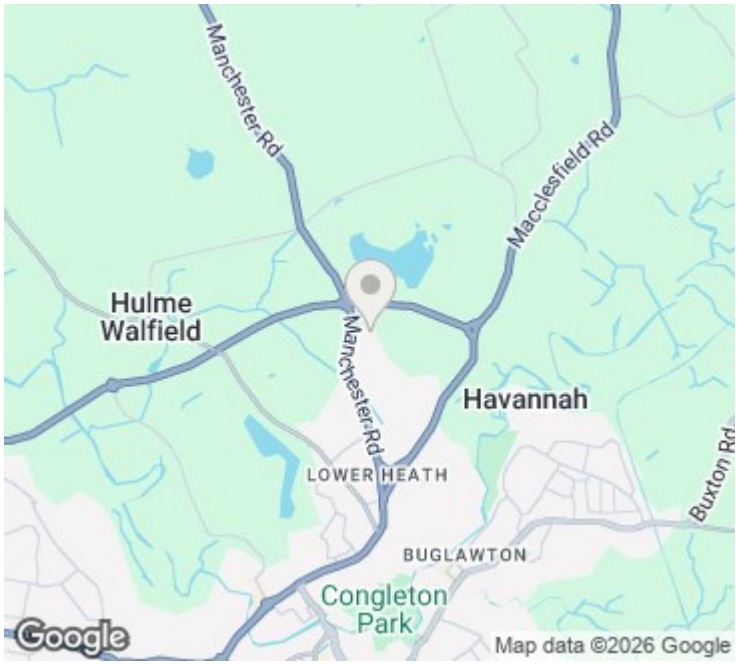


Floorplans

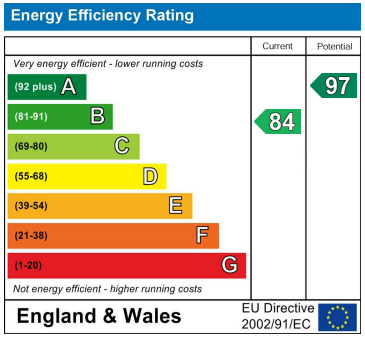


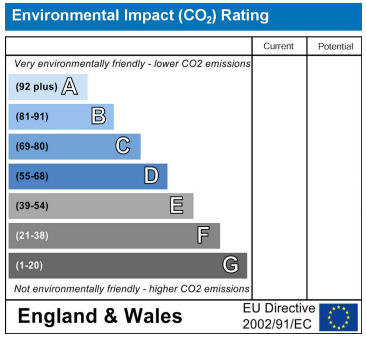
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64