

STEPHENSON BROWNE

# Galbraith Close, Congleton

CW12 4WG

3 2 2 C

£240,000

# DESCRIPTION

Located in a popular and convenient area of Congleton, this three-bedroom mid-townhouse offers a fantastic opportunity for buyers to make a home their own. Within walking distance of Congleton town centre and the picturesque Astbury Mere Country Park, the property provides flexible living accommodation arranged over three levels ideal for families, professionals, or anyone seeking a versatile layout to suit modern living.

The ground floor welcomes you with a generous entrance hallway, leading to a third bedroom which could equally serve as a second reception room, home office, or playroom. This level also benefits from two useful storage cupboards and a convenient downstairs WC, adding to the home's practicality.

On the first floor, you'll find a bright and spacious lounge ideal for relaxation, a contemporary family bathroom, and a stylish dining kitchen equipped with ample storage and workspace. From the kitchen, a conservatory extends into the rear garden, creating a light-filled dining or seating area with delightful garden views, perfect for entertaining or unwinding after a long day.

The top floor hosts two bedrooms the main boasting built in wardrobes and a private en suite shower room with the second bedroom also benefitting built in storage.

Outside, the property enjoys off-road parking for two vehicles to the front, while the rear garden is attractively tiered, with a lower-level patio area and raised lawned area, surrounded by mature greenery and plants complete with a handy garden shed for additional storage.

Located in one of Congleton's most sought-after residential areas, this home is just a short walk from local shops, cafes, schools, and transport links, as well as scenic open spaces. Combining comfort, convenience, and versatility, this property represents an excellent opportunity for a wide range of buyers.













**GROUND FLOOR**

**Entrance Hall**
External front entrance door, ceiling light fitting, tiled flooring, central heating radiator, access to storage, stairs to first floor accommodation.

**Bedroom Three / Reception**
18'11" x 8'1"
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, modern vertical radiator, power points.

**WC**
4'9" x 3'3"
Low level WC, hand wash basin with mixer tap, tiled splash back, tiled flooring, ceiling light fitting.

**FIRST FLOOR**

**Landing**
Providing access to all first floor accommodation.

**Dining Kitchen**
15'8" x 12'9"
Fitted kitchen comprising ample high gloss wall and base units with work surface over, electric hob with extractor over and tiled splash back, inset sink with double drainer and mixer tap, built in eye level double oven, space and plumbing for a washer/dryer, space for a fridge freezer, houses the boiler, tiled flooring, ceiling spotlights, modern vertical radiator, power points, two UPVC double glazed windows to the rear elevation, door leading into the conservatory.

**Conservatory**
11'10" x 9'8"
UPVC double glazed picture windows to all aspects, polycarbonate roof, tiled flooring, sliding patio door access out into the rear garden.

**Lounge**
15'9" x 11'1"
Two UPVC double glazed windows to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

**Bathroom**
7'4" x 6'0"
Three piece suite comprising low level WC, vanity unit with hand wash basin and tiled splash back, low level bath with mixer tap, tiled splash back and shower attachment, chrome heated towel rail, ceiling light fitting, tiled flooring, extractor fan.

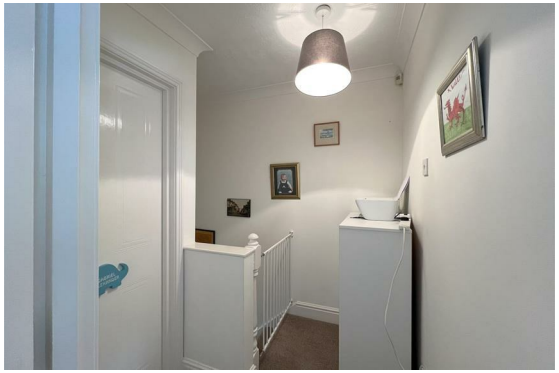
**SECOND FLOOR**

**Landing**
Providing access to second floor accommodation.













**Bedroom One**
10'4" x 9'2"
UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, two built in wardrobes, power points, direct access into the en suite.

**En Suite**
6'11" x 6'2"
Three piece suite comprising low level WC, vanity unit with hand wash basin and mixer tap, walk in mixer shower with tiled splash back, tiled flooring, ceiling spotlights, extractor fan, chrome heated towel rail, UPVC double glazed window to the rear elevation.

**Bedroom Two**
12'6" x 10'5"
Two skylights to the front elevation, ceiling light fitting, carpet flooring, central heating radiators, two built in storage cupboards, power points.

**Externally**
Externally to the front of the property is off road parking for two cars. To the rear is a tiered garden with a lower patio area and a raised laid to lawn area which houses a shed surrounded by mature greenery and plants.

**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.

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

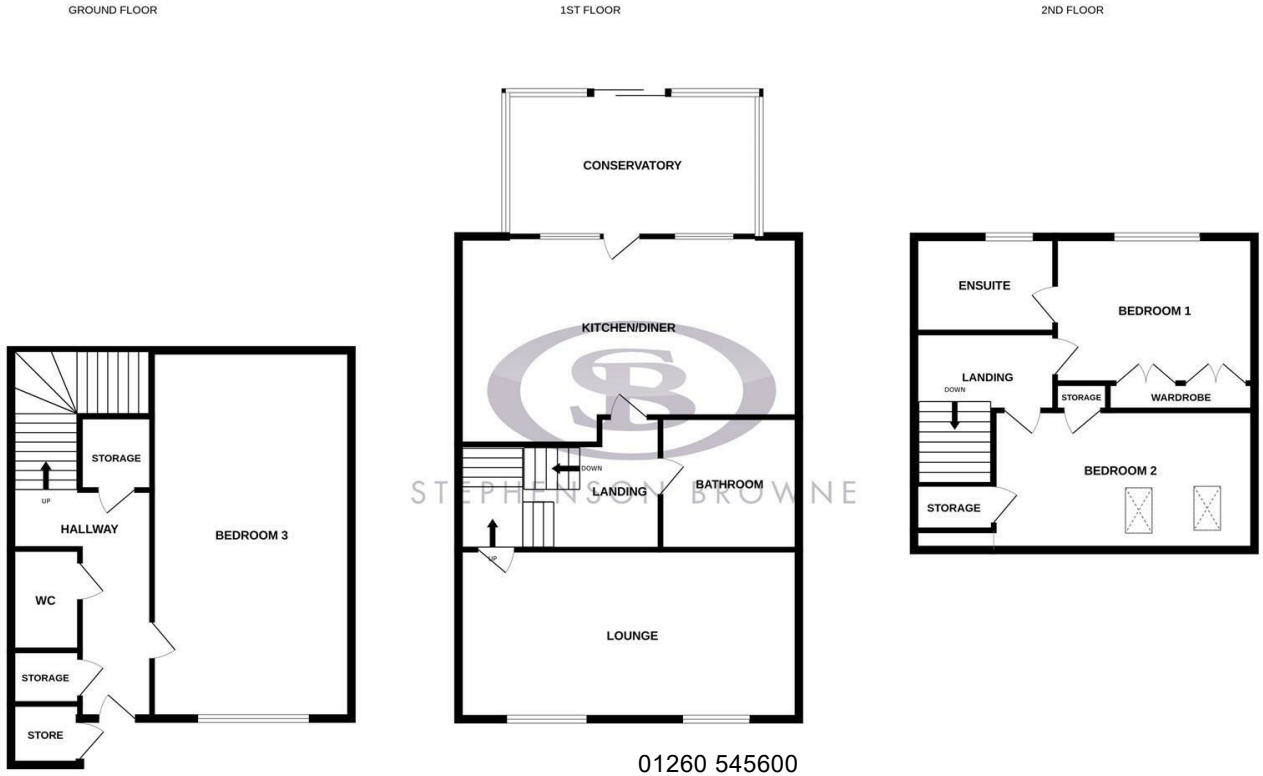
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# Floorplans



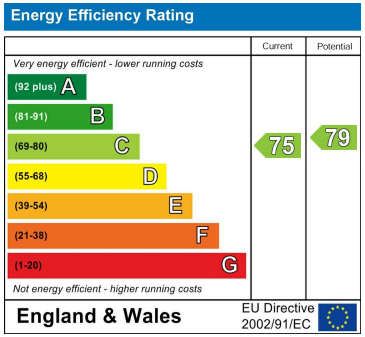

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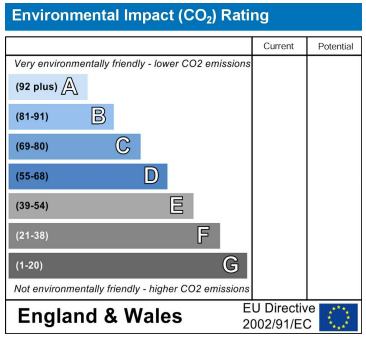
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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