



## 7 Lower Park Street, Congleton, CW12 1EH

### Offers In The Region Of £145,000

Offered for sale with NO ONWARD CHAIN and quite literally tucked away at the head of a quiet and quaint little lane, this traditional terrace has been transformed into a wonderful and cosy home by the current owner and combined with it's handy location we feel it's sure to prove popular! Inside the home there's a comfortable living space comprising of a generous lounge that leads to a stylish fitted kitchen with handy access into the rear yard garden. Up on the first floor and all accessed independently from the landing there are two double bedrooms and a fabulous bathroom . The aforementioned yard garden is enclosed with new timber decking and is a the perfect spot to relax after a hard days work or enjoy a few drinks on a sunny day!

Lower Park Street is a well established location on the outskirts of town centre and contains just a handful of homes meaning there is ample access to plenty of unallocated parking. A short walk from your door will find you in the vibrant town centre whilst a moment in the opposite direction and you'll arrive in Congletons gorgeous local park...what's not to love?!

Read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing, we can't wait to hear from you!!

**Lounge 13'9" x 12'9" (4.20 x 3.90)**

**Kitchen 8'6" x 7'2" (2.60 x 2.20)**

**Stairs and landing**

**Bedroom one 15'5" x 10'9" (4.70 x 3.30)**

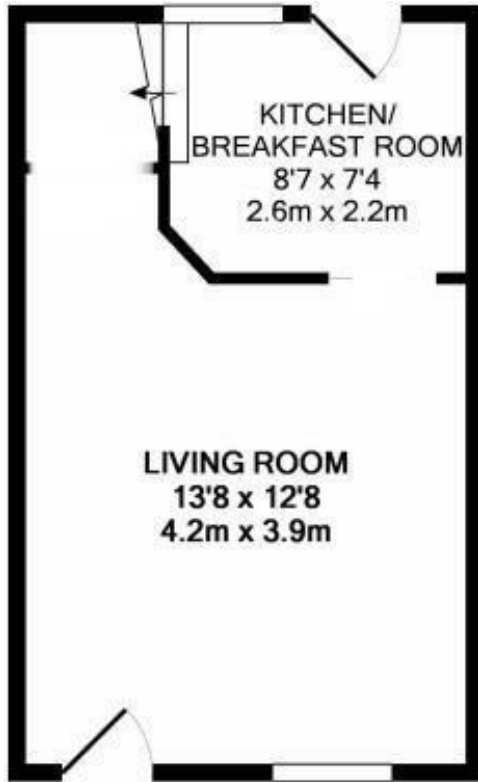
**Bedroom two 10'2" x 9'10" (3.10 x 3.00)**

**Bathroom**

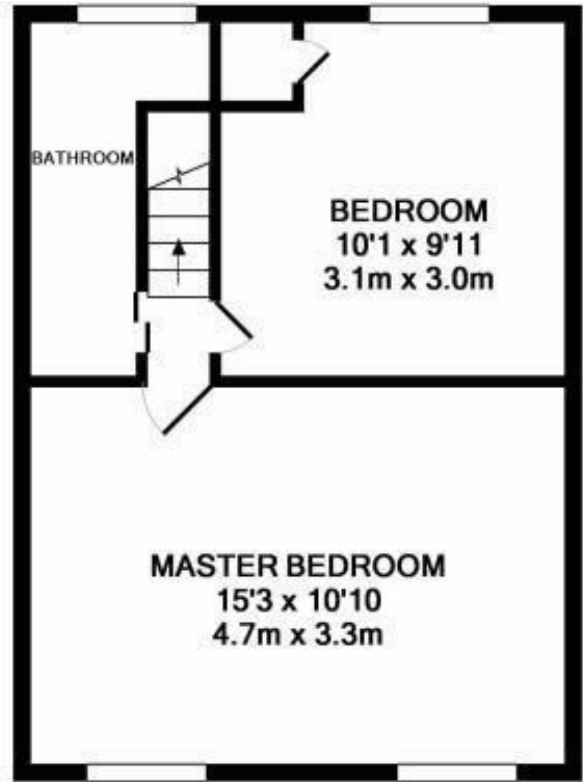
**Rear yard**

**Unallocated parking to front**

## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 266 SQ.FT.  
(24.7 SQ.M.)



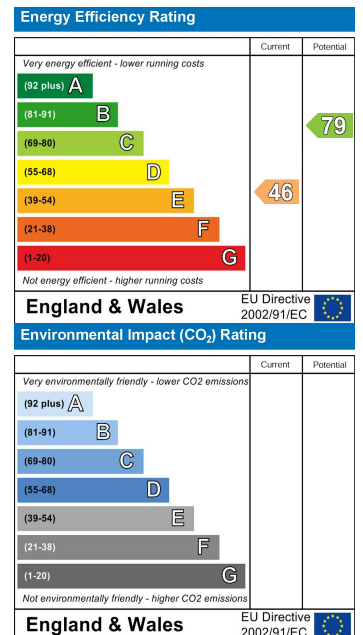
1ST FLOOR  
APPROX. FLOOR  
AREA 320 SQ.FT.  
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.5 SQ.M.)

## Area Map



## Energy Efficiency Graph



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