



49 Swan Street, Congleton, CW12 4BN

£800 PCM

First to see will let! Simply, one of the most stunning, perfectly presented, best specification terrace cottages I have ever seen on the rental market. There is so much to love about the home! It has two reception rooms, two double bedrooms and two bath shower rooms. The kitchen is amazing quality, featuring a classic in frame oak painted design, with range cooker and a period style tiled floor. Both bath shower rooms are also beautiful, with luxury modern suites. The rear reception boasts oak flooring, and the home incorporates sky lights, luxury floor coverings and decorated to a stunning and exceptional standard. Rooms are good sizes, and consistently well presented. This genuinely is a fantastic home of little compromise! There is then a good sized rear yard garden, and a pleasant open rear outlook over neighbouring gardens. The property has been skilfully and tastefully decorated with a feminine touch, and the landlords are not looking to move away from the way it is currently presented. Conveniently located in the heart of Congleton Town centre, there are many amenities within easy walking distance. Swan Street is a classic terrace road which links on to Nelson Street. The subject home is tucked away after the junction of Nelson Street, at the end of Swan Street, greatly reducing drive by and pedestrian traffic at its position. Be very quick to secure this beautiful home. Only once in a blue moon are they ever this good! 01260 543999, lettings@chrishamriding.co.uk

Entrance Porch

Beautiful composite double glazed external door with polished chrome door furniture. Access to the entrance hallway.

Entrance Hallway

Stunning period style tiled floor. Decorative dado rail. Access to the stairwell. Large open rounded archway to the front reception room.

Front Reception Room

PVC double glazed window to the front aspect. Electric fire suite with decorative surround. Decorative ceiling coving and picture rail. Central heating radiator.

Stairwell

Stairs to the first floor. Access to the rear reception room.

Rear Reception Room 11'10" x 11'3" (3.61 x 3.43)

Beautiful real oak wood floor. Electric fire suite set into a chimney breast recess. Central heating radiator. Decorative ceiling coving and picture rail. Impressive tall squared open archway to the kitchen and with full views of the feature kitchen velux style roof light. Access to an under stairs recessed storage cupboard.

Kitchen 10'10" x 8'2" (3.30 x 2.49)

PVC double glazed window to the rear aspect. Feature ceiling skylight. Grey painted 'in frame' Shaker style kitchen suite with natural wood block effect work surfaces over. Feature range cooker with wide fan above. Feature Belfast sink with polished chrome mixer tap. Space for a washing machine and dishwasher. Period style tiled floor and coloured splashback tiled walls. Access to the rear porch.

Rear Porch

PVC double glazed external door. Central heating radiator. Access to the wet room.

Wet Room

Feature ceiling skylight. Wet room with fully tiled walls and floor and integrated wet room shower drain. The suite comprises WC, wash hand sink basin with chrome taps, chrome thermostatic mixer shower, graphite ladder central heating towel radiator.

First Floor Landing

Access to bedrooms one and two.

Bedroom 1 11'11" x 11'3" (3.63 x 3.43 (3.62 x 3.44))

PVC double glazed window to the rear aspect, central heating radiator. Access to an over stairs recessed storage cupboard. Access to the en suite bathroom.

En Suite Bathroom 8'7" x 5'8" (2.62 x 1.73)

PVC double glazed window to rear aspect. Luxury white suite comprising: panelled bath with chrome taps; pedestal sink with chrome taps; button flush WC; mosaic style splash back wall tiles; stone tile

affect floor; central heating radiator; recessed ceiling down lighting; airing cupboard.

Bedroom 2 11'4" x 11'2" (3.45 x 3.40)

PVC double glazed window. Central heating radiator.

Outside

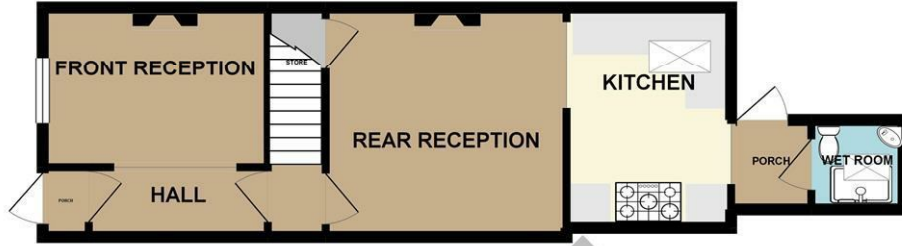
Pleasant rear yard garden, ideal for summer BBQ's.

Loft

Boarded, ladder, light.

Floor Plan

GROUND FLOOR 38.97 sq. m.
(419.52 sq. ft.)



1ST FLOOR 31.61 sq. m.
(340.25 sq. ft.)



TOTAL FLOOR AREA : 70.59 sq. m. (759.77 sq. ft.) approx.

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 misstatement. 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



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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