



35 Moor Street, Congleton, CW12 1QH

£895 PCM

****VERY WELL PRESENTED SPACIOUS 3 BED END TERRACE - CONGLETON TOWN CENTRE ****

Sorry, no pets or CCJ applications please

A surprisingly spacious and well presented 3 bedroom terrace cottage in a highly convenient Town Centre location. The property is very well presented having been re rendered, with good floorcoverings. The home is further equipped with PVC double glazing and gas fired central heating.

The spacious ground floor accommodation comprises two open plan reception rooms, a breakfast kitchen with breakfast bar, rear storage porch and a ground floor bathroom with a bath with shower over. To the first floor a landing allows separate access to 3 decent sized bedrooms. Externally there is a small rear yard. On street parking is available nearby. The property is walking distance to many amenities including Congleton Park, Leisure Centre, Morrisons plus the centre's many other local amenities.

Lounge 12'1" x 12'0" (3.68 x 3.66 (3.69 x 3.67))

PVC double glazed external door and window to the front aspect. Feature fireplace. Central heating radiator. Open to the dining room.

Dining Room 12'0" x 9'8" (3.66 x 2.95 (3.67 x 2.94))

PVC double glazed window to the side aspect. Stairs to the first floor. central heating radiator. Access to the kitchen.

Breakfast Kitchen 11'6" x 7'11" (3.51 x 2.41)

PVC double glazed windows to the side and rear aspects. White modern style kitchen suite with contrasting granite effect work surfaces which extend to provide a breakfast bar.. Brushed chrome oven, hob and re-circulation fan. Integrated sink and drainer with mixer tap. Stone effect tiled floor. Modern splash back wall tiles. Access to the rear porch.

Rear Porch 6'0" x 4'6" (1.83 x 1.37)

PVC double glazed external door. Useful space for additional storage. Stone effect tiled floor. Access to the bathroom.

Ground Floor Bathroom 7'7" x 5'11" (2.31 x 1.80)

Frosted PVC double glazed window to the side aspect. White suite comprising: panelled bath with shower screen and shower over; WC; pedestal sink; built in storage cupboard housing the gas boiler.

Landing

Access to the bedrooms.

Bedroom 1 12'2" x 12'2" (3.71 x 3.71)

PVC double glazed window to the front aspect. Central heating radiator.

Bedroom 2 9'9" x 6'5" (2.97 x 1.96)

PVC double glazed window to the side aspect. Central heating radiator.

Bedroom 3 11'6" x 8'1" (3.51 x 2.46)

PVC double glazed window to the rear aspect. Central heating radiator.

Outside

The property retains a small yard area to the rear adjacent to the porch/ bathroom area. The occupier does not have any parking rights to the rear of the property as this land is owned by neighbouring properties. There is on street parking available in the locality and a large council car park opposite.

Parking

The charges for parking in the car park on the opposite side of Moor St (Park Street Car Park). The Cheshire East website clearly states that charges apply from 8.00 am to 6.00 pm, Monday to Saturday inclusive. Charges do cease at 3.00 pm on Back Park Street Car Park, the one on the opposite side of Mountbatten Way. For a tenant that is driving to work, timely parking during the week would leave only

Saturday to pay for (£1.60 + 0.60 for 10 hrs) This information is provided only as a guide and may be subject to change at any time and without notice. Prospecting tenants should only rely upon their own investigations as to the costs of local parking and before an application is made.

Floor Plan



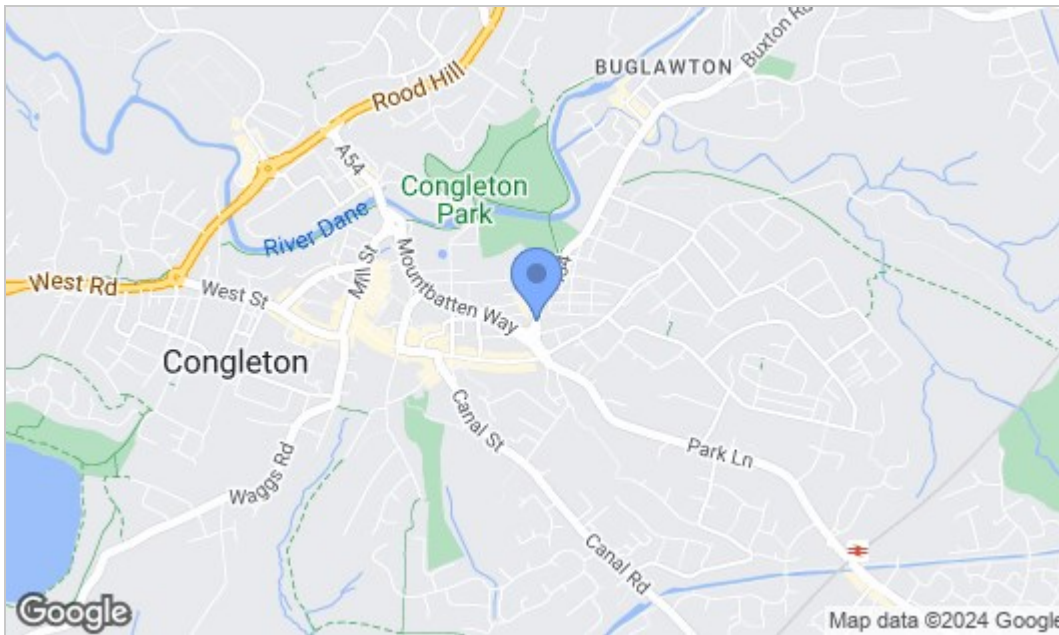
GROUND FLOOR
APPROX. FLOOR
AREA 430 SQ. FT.
(39.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 356 SQ. FT.
(33.1 SQ.M.)

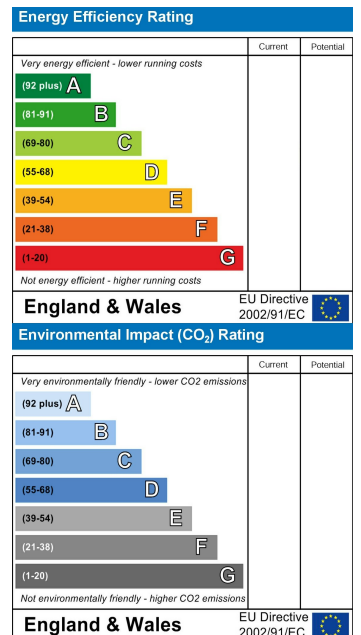
TOTAL APPROX. FLOOR AREA 786 SQ. FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other details 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



Energy Efficiency Graph



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9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk
sales@chrishamriding.co.uk lettings@chrishamriding.co.uk

