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lettings & estate agents



16 Kinsey Street, Congleton, CW12 1ES

Price Guide £129,000

Offered with No Onward Chain – The Perfect First-Time Buy!

Located right in the heart of Congleton's vibrant town centre, this well-presented two-bedroom home is a fantastic opportunity for first-time buyers or savvy investors.

Recently rented out, the property benefits from both gas and electrical safety certificates and benefits from PVC double glazing and gas central heating.

Inside, the home offers a well-balanced layout comprising a welcoming front lounge, a spacious rear breakfast kitchen, and a first-floor landing leading to two good-sized bedrooms and a family bathroom. One of the standout features is the generous enclosed rear garden – a perfect spot for relaxing or entertaining. A rear gate offers handy access to a permit-only parking bay, while further on-street permit parking is available at the front.

The location truly enhances the lifestyle on offer here. Just a short stroll from the doorstep are an array of restaurants, bars, boutique shops, and Congleton's award-winning park and leisure centre. Also nearby are supermarkets, schools, a retail park, Congleton Train Station, and key road links – everything you need within easy reach.

With council tax band A, a smart layout, stylish grey décor, modern kitchen and bathroom, and that fabulous rear garden, this home deserves a viewing..

Don't miss out – call us today to arrange your viewing!

Lounge 11'4" x 12'3" (3.45 x 3.73)

PVC external door. PVC double glazed window. Attractive spindle staircase to the first floor with built in under stairs storage cupboard. Matted floor entry area. Central heating radiator. Modern white panel style door to the dining kitchen.

Dining Kitchen 12'5" x 11'3" (3.78 x 3.43)

PVC double glazed window to the rear aspect. PVC double glazed external door opening to the rear garden. Modern Shaker maple wood style kitchen suite comprising: stone effect work surfaces; oven, hob and fan; space for a washing machine and tall fridge freezer; tile effect cushion floor; splash back tiled walling; stainless sink and drainer unit with mixer tap.

First Floor Landings

Smoke alarm. White panel style doors to the bedrooms and bathroom.

Bedroom 1 11'3" x 8'10" (3.43 x 2.69)

PVC double glazed window to the front aspect. Deep recessed over stairs storage cupboard. Central heating radiator.

Bedroom 2 11'5" x 7'1" (3.48 x 2.16 (3.47 x 2.17))

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

Rear Garden 16'5" x 11'6" (5.00 x 3.51)

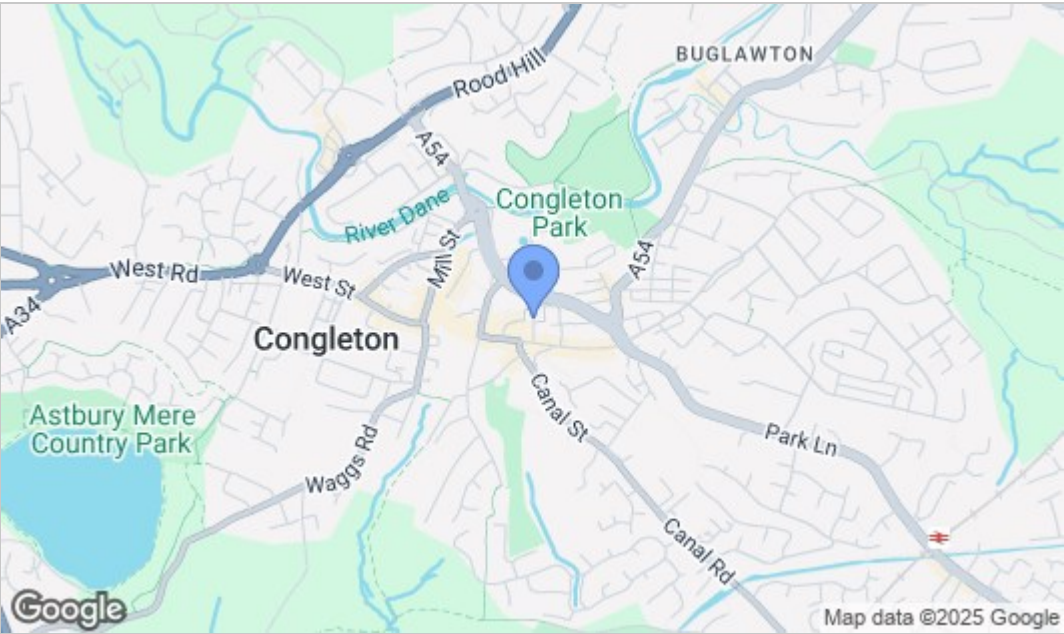
Attractive walled garden with patio terrace adjacent to the house and low maintenance pebbled grounds beyond. An archway in the rear wall with a gate leads to a road behind where residents permit parking is available.

Floor Plan

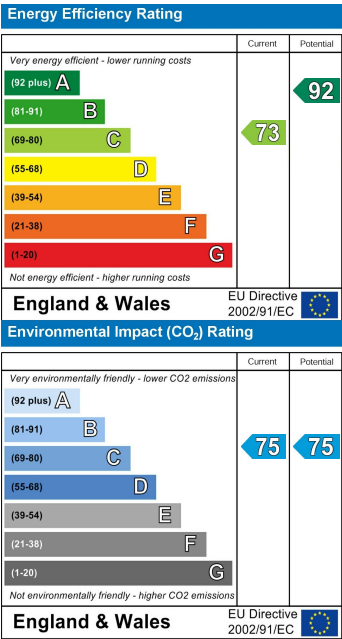


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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