



53 THE CRESCENT, CONGLETON, CW12 4BQ

£230,000



STEPHENSON BROWNE

This three bedroom semi-detached family home sits on a generous sized plot and enjoys a prime position with privacy to the front and rear. There are so many fantastic features that come with this home including ample storage, spacious living accommodation throughout, and great location! Only a short walk into Congleton Town Centre and to Astbury Mere Country Park, as well as many local shops and amenities close by, you really have almost everything on your doorstep making this an extremely convenient location.

Internally you are welcomed into the entrance hall providing access to the living room with feature fireplace and dining kitchen with storage, utility space and door to the rear. To the first floor are three good size bedrooms, two with built in storage and a family bathroom.

Externally to the front of the property is a secure garden with hedged border and side access to the rear, there is also a parking area to the front with allocated spaces. To the rear of the property is a great sized garden, mostly lawned with a range of mature shrubs and bushes. There is also a concrete area housing garage. This property massively benefits from having no properties to the rear adding additional privacy.

A viewing is highly recommended to appreciate what this fantastic property has to offer!



Entrance Hall

Entrance door with stairs to first floor and access to ground floor accommodation.

Dining Kitchen

167" x 92

Fitted kitchen comprising wall and base units with work surface over, stainless steel sink and drainer, space for freestanding oven with hob, fridge/freezer and washing machine, tiled splash backs, UPVC double glazed windows to the front, side and rear elevation, wood effect laminate flooring and radiator.

Living Room

169" x 115"

Feature fireplace with log burning fire and marble effect hearth, UPVC double glazed windows to the front and rear elevation, understairs storage cupboard and radiator.

Utility Area

UPVC double glazed window to the side elevation, ideal to be used as a utility area with storage.

Storage/Rear Porch

UPVC double glazed opaque door to the side elevation and storage.

Landing

Two UPVC double glazed windows to the rear and radiator.

Bedroom One

115" x 111"

Built in storage, UPVC double glazed window to the front elevation and radiator.

Bedroom Two

98" x 8'11"

Built in storage, UPVC double glazed window to the front elevation and radiator.

Bedroom Three

87" x 74"

UPVC double glazed window to the rear elevation and radiator.

Bathroom

Fitted with a three piece suite comprising low level WC, pedestal hand wash basin and bath with shower over, tiled walls, laminate flooring, UPVC double glazed opaque window to the rear elevation, storage cupboard and towel radiator.

Externally

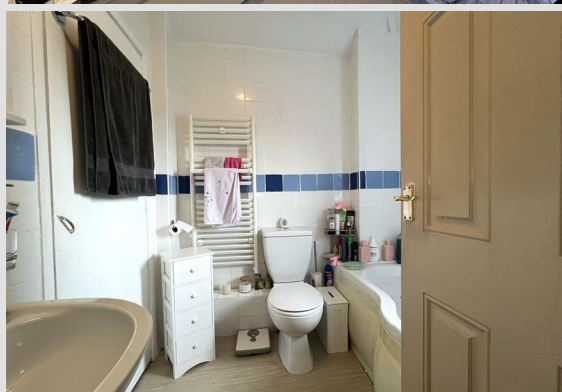
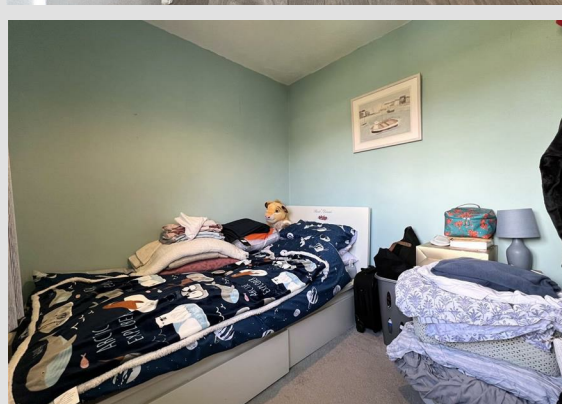
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Tenure

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.

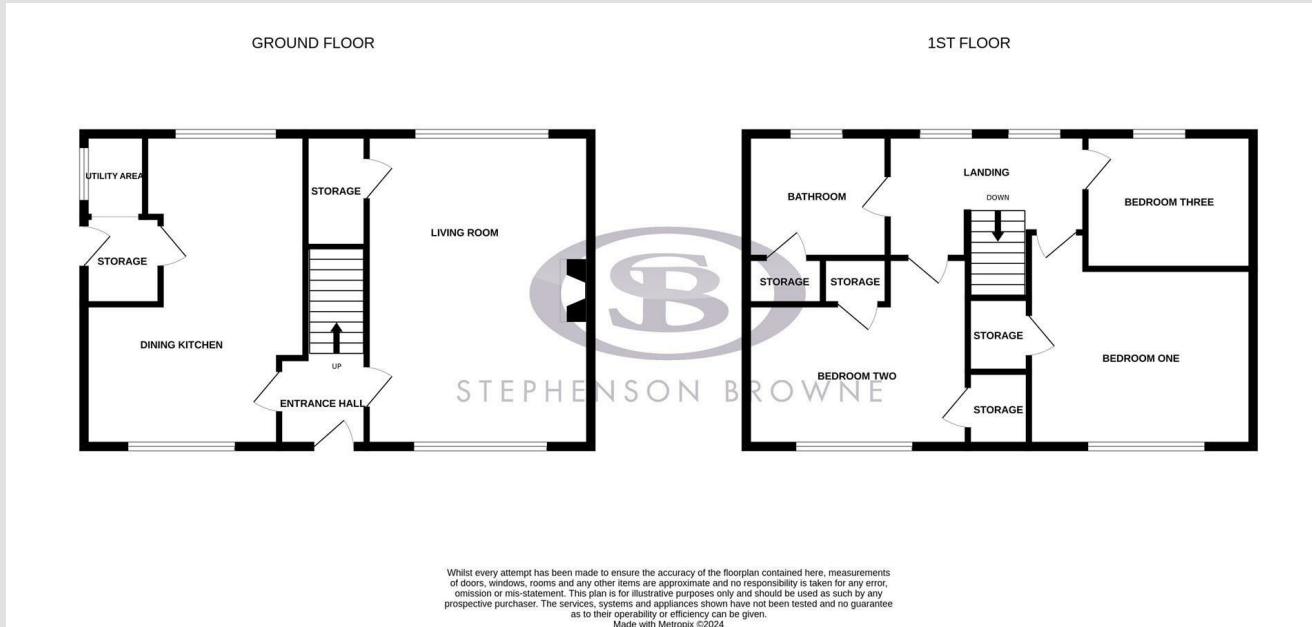
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For a FREE valuation please call or e-mail and we will be happy to assist.





Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(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	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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