



38 WILBRAHAM ROAD, CONGLETON, CW12  
3HW

OFFERS OVER £160,000



STEPHENSON BROWNE



This two bedroom semi-detached property offers great potential, situated on a large plot and providing spacious accommodation throughout. Located on the outskirts of Congleton Town Centre you are within walking distance from many local shops, amenities, bars and eateries. Congleton train station is also only a stones throw away, ideal for commuters and there are many country walks close by ideal for walkers, as well as Congleton Park also within walking distance.

Internally you are firstly welcomed into the spacious living room, from here you also have the large kitchen/dining room with ample cupboard space and storage. To the first floor are two brilliant sized bedrooms and large main bathroom. There is great potential to extend this property (subject to the relevant planning) to make a larger family home.

Externally the property benefits a driveway to the front providing off road parking for multiple vehicles. To the rear is a great sized laid to lawn rear garden with patio area and further space to the side of the property, providing ample space for outbuildings/storage. A perfect area for children to play/to enjoy the upcoming summer months!

Early internal inspection is highly advised to fully appreciate this properties true potential.

### Living Room

17'10" max x 10'6" (5.46m max x 3.21m)

Feature fire place housing log burner style electric fire, wood effect flooring, two radiators, stairs to first floor and two UPVC double glazed windows to the front elevation.







### **Kitchen/Dining Room**

14'11" x 9'5" (4.55m x 2.89m)

Fitted kitchen comprising wall and base units with work surface over, built in oven and hob with extractor over and dishwasher, space for fridge, washing machine and tumble dryer, stainless steel sink with drainer, tiled splash back, tile effect flooring, radiator, two storage cupboards, spot lights, two UPVC double glazed windows to the rear elevation and UPVC double glazed opaque door leading to the rear garden.

### **Landing**

Access to all first floor accommodation and UPVC double glazed window to the rear elevation.

### **Bedroom One**

11'4" x 9'5" (3.47m x 2.88m)

Two UPVC double glazed windows to the rear and side elevation, wood effect flooring and radiator.

### **Bedroom Two**

10'6" x 9'6" (3.22m x 2.90m)

UPVC double glazed window to the front elevation, wood effect flooring and radiator.

### **Bathroom**

7'7" x 7'6" (2.32m x 2.29m)

Large bathroom with fitted four piece suite comprising low level WC, pedestal hand wash basin, fully tiled shower cubicle and corner bath, part tiled walls, tile effect flooring, radiator and UPVC double glazed opaque window to the front elevation.

### **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.

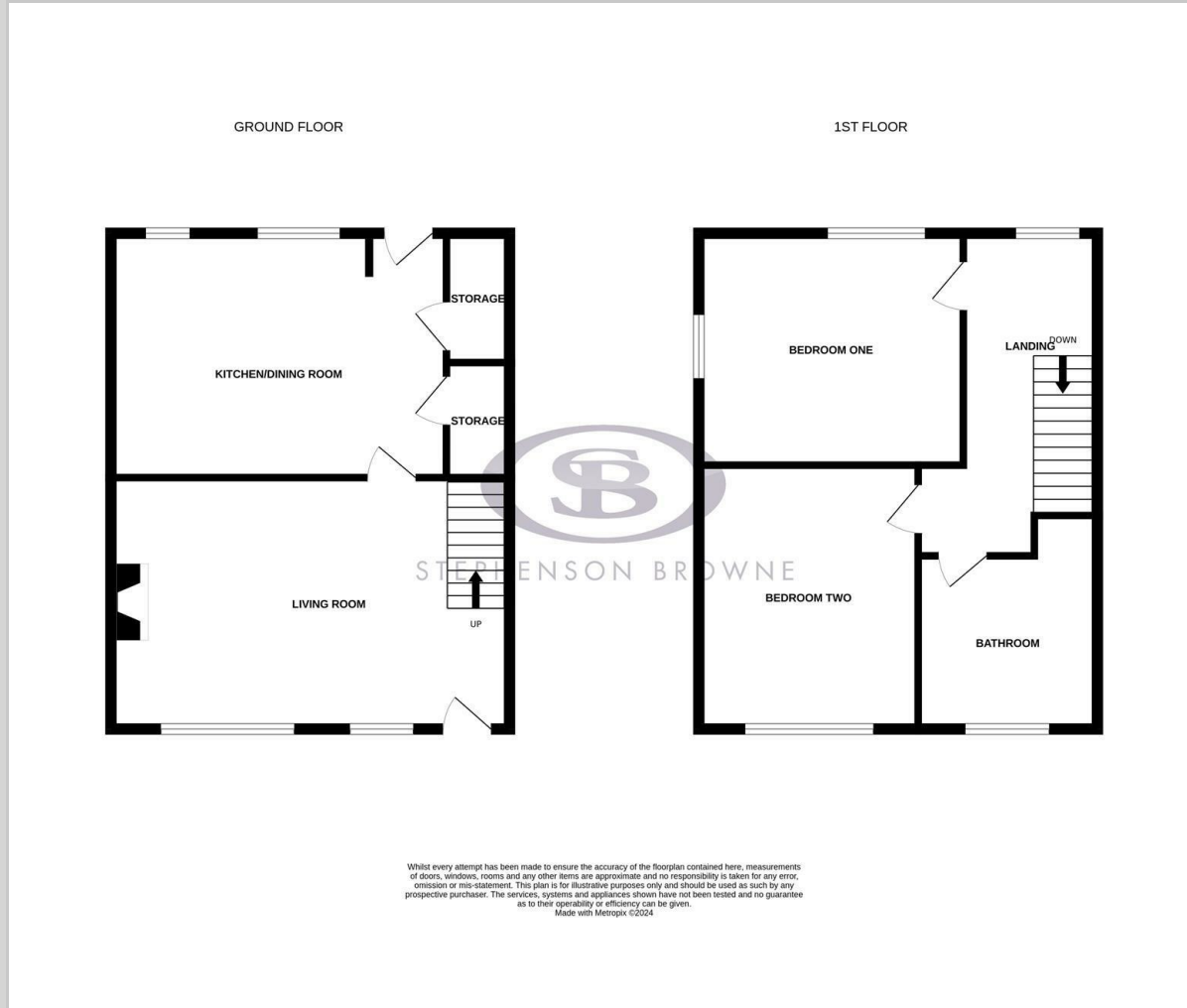
### **Need to Sell?**

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

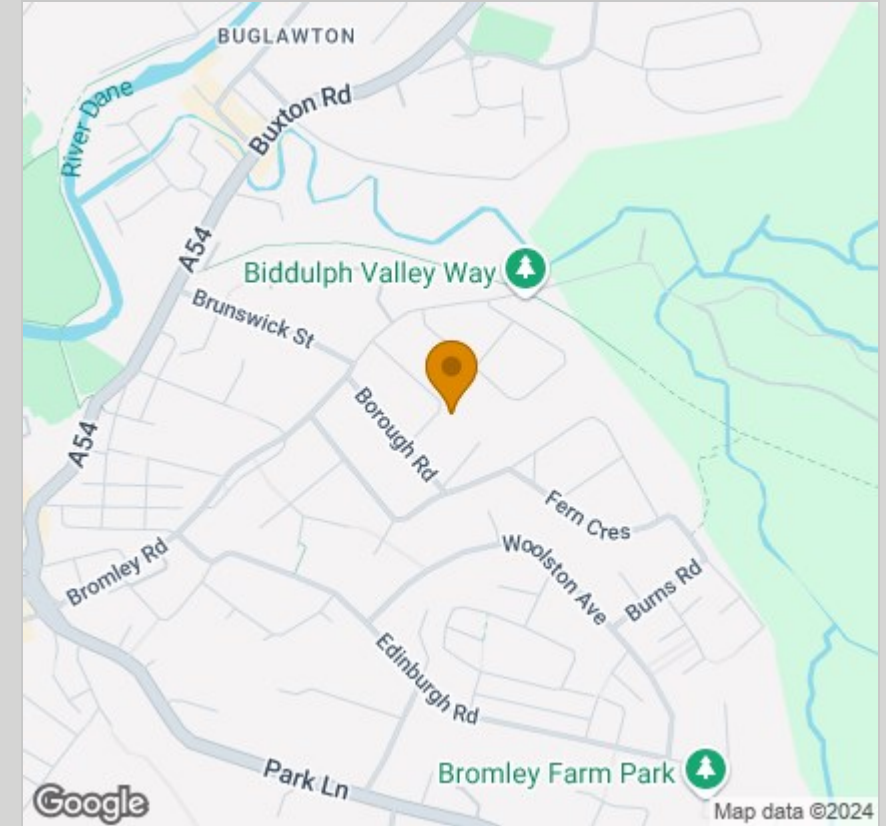




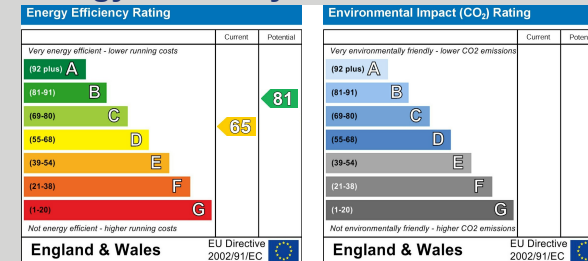
## Floor Plan



## Area Map



## Energy Efficiency Certificate



## Viewing

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

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