



5 BALMORAL GARDENS, CONGLETON, CW12 2GG

£205,000



Stephenson Browne are delighted to bring to the market this fully renovated two bedroom mid terrace property on Balmoral Gardens. Located within a quite residential cul-de-sac, this property would be a great buy for first time buyers or investors. Conveniently situated within walking distance of Congleton Park and The Church House pub you are also just a short drive from Congleton Town Centre with many local shops, eateries and amenities. You are also just off the road out to Macclesfield, ideal for commuters.

Internally this property offers a great layout featuring entrance hallway providing access to the first floor, brand new downstairs WC and ground floor living accommodation comprising of brand new fitted kitchen with a range of built in appliances and living room with double doors onto the rear garden. The current vendor has opened up this entire space and a built in solid wood bespoke breakfast bar now divides the room, providing useable and bright downstairs living.

To the first floor is a landing providing access to the two double bedrooms and brand new family bathroom with newly fitted mains pressure shower. Other upgrades to the property include brand new combi boiler, new "Rockdoor" front door, new locks to all windows, new carpets throughout and hard wearing, waterproof laminate flooring.

The front of the property offers paved off road parking, also with a further allocated parking space accessed from the rear. The rear garden has been beautifully landscaped, with paved patio and raised laid to lawn area with a range of mature shrubs and bushes, this garden is ideal for children or pets! There is also bin access to the rear.

The current vendor has truly cherished the home and with all the magnificent upgrades, you could just move straight in. An early viewing is highly recommended to appreciate what this brilliant property has to offer!



Hallway

Providing access to all ground floor accommodation and stair access to first floor accommodation, hardwearing laminate flooring, ceiling light fitting, central heating radiator, NEW front 'Rock' external door, direct access into the downstairs WC, power points.

Kitchen

13'3" x 5'6"
BRAND NEW Fitted kitchen comprising modern wall and base units with work surface over, tiled splashback, inset sink with single drainer and pull out mixer tap, NEW fitted appliances including washing machine, induction hob with extractor over and oven, space for fridge freezer, hardwearing laminate flooring, ceiling spotlights, ceiling light fitting, modern central heating radiator, ample power points, built in solid wood bespoke breakfast bar into the lounge area, UPVC double glazed window to the front elevation.

Lounge

12'3" x 9'6"
Comprising UPVC French doors leading out onto the rear garden, two UPVC double glazed windows to the rear elevation. hardwearing laminate flooring, ceiling light fitting, central heating radiator, breakfast bar seating area, ample power points.

WC

5'1" x 2'4"
NEW SUITE Including low level WC, hand wash basin with mixer tap and storage unit underneath, central heating radiator, tiled mosaic wall featured and mosaic tiled flooring.

Landing

Access into all first floor accommodation, carpet flooring, ceiling light fitting, loft access, direct access to the airing cupboard which houses the boiler.

Bedroom One

12'2" x 9'6" max
UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, built in wardrobes, ample power points.

Bedroom Two

11'4" x 5'11"
UPVC double glazed window to the rear elevation, carpet flooring, ceiling light fitting, central heating radiator, ample power points.

Bathroom

11'4" x 5'11"
NEW Bathroom suite with low level WC, hand wash basing with mixer tap and storage unit underneath, low level bath with mixer tap, glass screen shower door and newly fitted mains pressure shower with large shower head, tiled splashback, ceiling spotlights, tiled flooring, shavers port, central heating radiator, extractor fan, UPVC double glazed opaque window to the rear elevation.

Externally

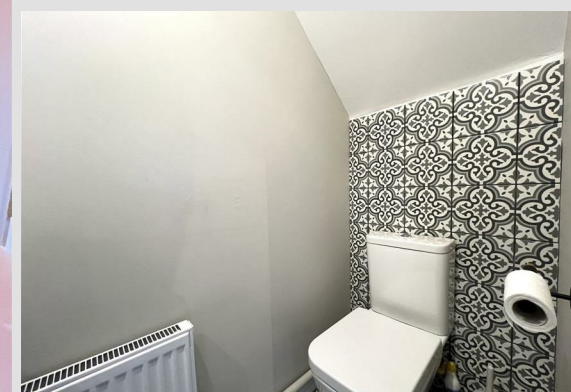
The front of the property offers paved off road parking, also with a further allocated parking space accessed from the rear. The rear garden has been beautifully landscaped, with paved patio and raised laid to lawn area with a range of mature shrubs and bushes, this garden is ideal for children or pets! There is also bin access to the rear.

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.

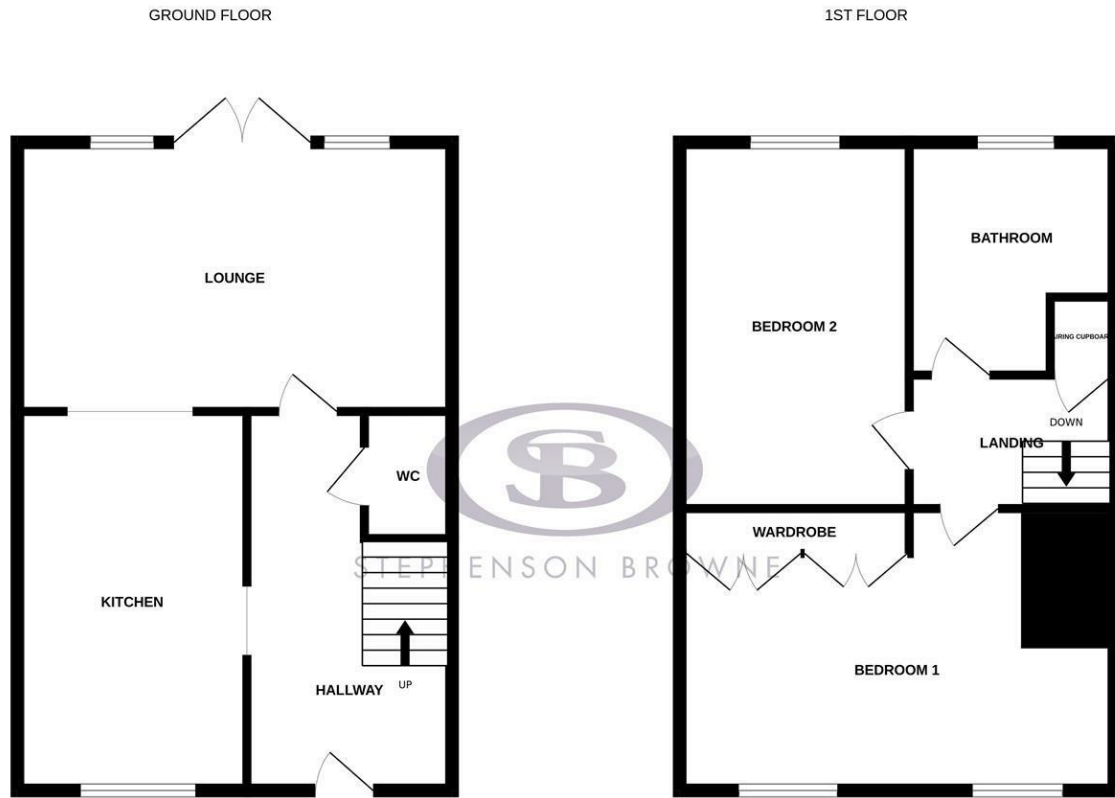
Need to Sell?

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



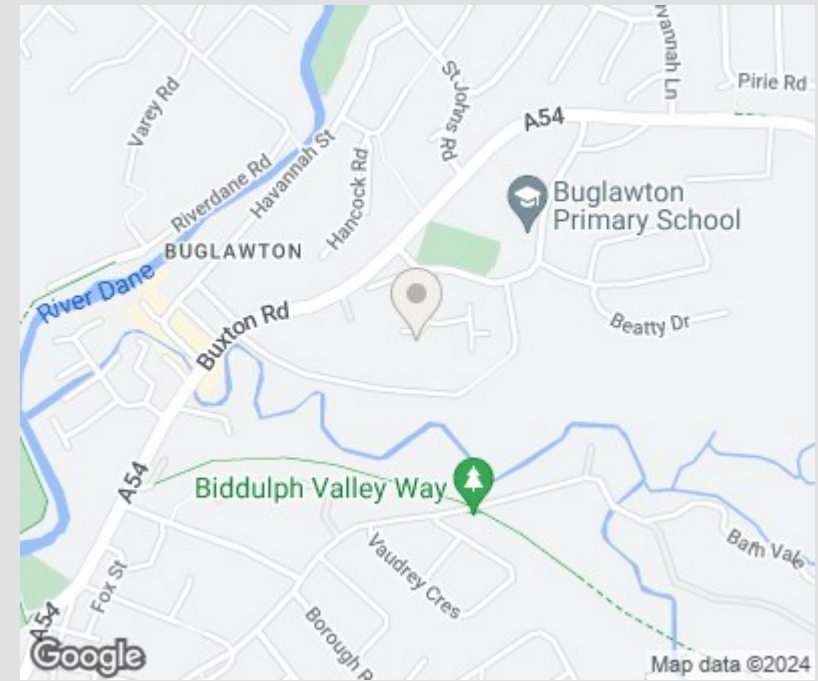


Floor Plan



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 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.
Made with Metropix ©2024

Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		92	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		74	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	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 notice 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 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

21 High Street, Congleton, Cheshire, CW12 1BH
 T: 01260 545600
 E: congleton@stephensonbrowne.co.uk
 W: www.stephensonbrowne.co.uk

