



MALGRAT ASTBURY LANE ENDS, CONGLETON, CW12 3AY

£350,000



STEPHENSON BROWNE



- Exceptionally Spacious Family Home With NO CHAIN
- Three Generous Sized Bedrooms
- Private Well Kept Garden
- Double Integral Garage, Car Port and Ample Off Road Parking
- Within Walking Distance to Congleton Town Centre and The Station
- Two Separate Reception Rooms
- Great Sized Plot
- Full of Potential to Put Your Own Stamp On!



Offered for sale with NO ONWARD CHAIN this fantastic home is located in the ever so popular Mossley area. Boasting huge potential, this property is ideal for someone looking for a project and to put your own stamp on!

Benefitting generous accommodation throughout perfect for family living, this property is conveniently situated within walking distance of the train station and Congleton Town Centre, which offers a variety of amenities including cafes, bars, restaurants, supermarkets, shops, hair salons and many more. You will also find picturesque walks within the area and a choice of many great schools.

Internally the property accommodates a spacious entrance hall providing access to all ground floor accommodation including the vast lounge with French doors out onto the garden and feature fireplace, downstairs cloakroom, dining room and wooden fitted breakfast kitchen supplying a range of built in appliances. From here you will also find the rear porch entrance with storage cupboard and integral access into the double garage.

To the first floor are three great sized bedrooms and main family bathroom, the second bedroom benefitting built in eaves storage and the main bedroom offering fitted wardrobes.

Externally the property sits on a good sized plot providing ample off road parking to the front leading up to the garage with additional space for parking. There is access available down both sides of the property, to the left hand side is a well maintained garden with laid to lawn area bordered with beautiful plants, trees and flowers, the perfect space to enjoy sitting out in the summer months. To the rear of the property is a paved patio housing a shed.

Don't miss this fantastic opportunity to purchase a home to make your own!



Hallway
9'8" x 7'5"

Lounge
19'5" x 13'6"

Dining Room
12'0" x 9'8"

Kitchen
15'4" x 10'5"

WC
5'5" x 4'1"

Rear Porch
5'4" x 3'1"

Integral Garage
21'4" x 8'7"



Landing

Bedroom One
15'5" x 13'6"

Bedroom Two
15'4" x 10'6"

Bedroom Three
9'8" x 8'10"

Family Bathroom
10'7" x 7'5"

Externally

The property benefits a landscaped front garden boarded by mature trees and bushes, to the left hand side is a tarmac'd driveway with parking available for two vehicles leading up to the detached garage where additional parking is available.



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.

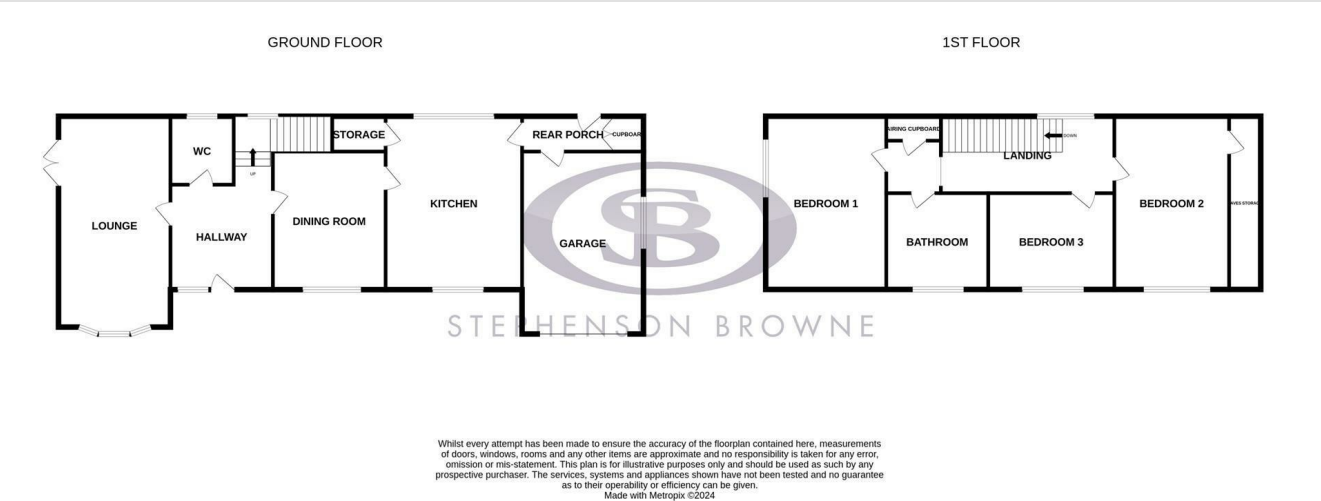
Need to Sell?

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

Land Registry Disclaimer

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

Floor Plan



Area Map



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

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	79
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	