



32 OVERTON CLOSE, CONGLETON, CW12 1JZ

£280,000



STEPHENSON BROWNE



Stephenson Browne are delighted to bring for sale this extended, three bedroom detached property situated in a popular residential area. Located within Congleton town centre you have everything you need on your doorstep! There are numerous shops, bars, eateries and amenities close by as well as The Nursery and Marfield's Primary School, making this an extremely convenient home.

The property sits on a sizable plot and has been substantially extended to provide extremely spacious living accommodation throughout. There is also the added benefit of solar panels, providing an additional income.

You enter the property via the entrance hall giving access to the first floor accommodation and living room, from here you have the good size breakfast kitchen, further reception room ideal for dining room or additional sitting room and recently added shower room with three piece suite. To the first floor is a landing with access to all three bedrooms, the master being an exceptional size with fitted wardrobes, and the family bathroom.

Externally the property hosts a driveway providing off-road parking for multiple vehicles leading down to the side of the property. There is also a good size lawned area with a range of shrubs and a paved path to the front door. The side of the property is gated to provide an enclosed rear garden, mostly paved, with a laid to lawn area and currently housing a shed and outbuilding, perfect for storage.

An early viewing is highly recommended to appreciate what this property has to offer.





**Entrance Hall**

**Living Room**

15'6" x 10'8"

**Breakfast Kitchen**

14'1" x 8'9"

**Dining Room**

14'2" x 9'3"

**Shower Room**

**Landing**

**Bedroom One**

14'2" x 12'7"

**Bedroom Two**

9'7" x 8'0"

**Bedroom Three**

11'11" x 7'9"

**Bathroom**

**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.

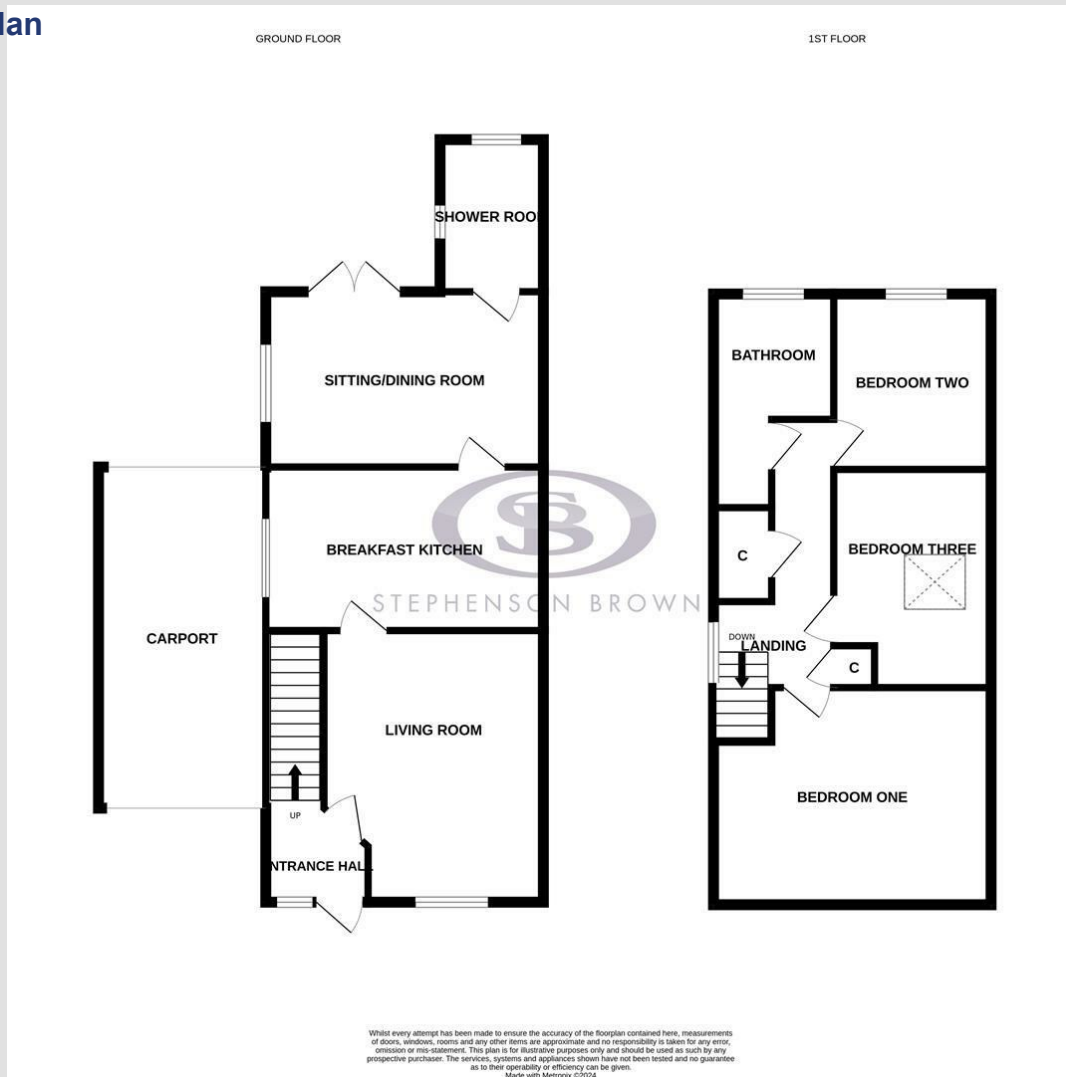








## Floor Plan



## Area Map



## 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 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		91	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		72	(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 <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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