



31 OVERTON CLOSE, CONGLETON, CW12 1JZ

OFFERS OVER £260,000



STEPHENSON BROWNE

OFFERED FOR SALE WITH NO ONWARD CHAIN!!

It is an absolute pleasure for Stephenson Browne to bring to the market this stunning three bedroom detached home. Having been upgraded throughout by the current owners, this property is ready to move into and is an opportunity not to be missed! Once you see the fabulous interior, we are convinced that this home won't be on the market for long.

Located within Congleton Town Centre you have everything you need on your doorstep! You have numerous shops, bars and amenities close by as well as The Nursery and Marfield's Primary School, making this an extremely convenient home.

Internally, the property comprises of entrance porch, perfect for storing coats and shoes, entrance hall, living room with feature fireplace and high quality, modern fitted breakfast kitchen with a range of built in appliances, breakfast bar and patio doors onto the rear. To the first floor are three bedrooms and family bathroom, all accessed via the landing.

Externally to the front of the property is a laid to lawn garden and driveway providing off road parking leading up the side of the property, with gated access to the rear. The rear garden has been beautifully landscaped to include multiple indian stone patio areas and artificial lawn, making this garden easy to maintain and the perfect space for hosting summer parties. There is also a summer house.

Another huge bonus to this home is that the vendor is open to negotiation on the property coming fully furnished.

Early internal inspection is highly advised to fully appreciate the property's true size, convenient position and many fantastic features!



Porch

4'5" x 4'0"

A great space to house coats and shoes, provides access directly into the entrance hall.

Entrance Hall

Ceiling light fitting, wood effect flooring, central heating radiator, stair access to first floor accommodation, access into further ground floor accommodation.

Lounge

15'5" x 10'9" max

UPVC double glazed window to the front elevation, wood effect flooring, ceiling light fitting, central heating radiator, feature fireplace, double door access into the breakfast kitchen, ample power points.

Breakfast Kitchen

14'0" x 9'6"

Modern fitted kitchen comprising wall and base units with Quartz work surface over, induction hob with extractor over, built in oven and microwave, built in fridge freezer, central island breakfast bar, inset sink with single drainer and mixer, instant hot water tap, Quartz splashback, built in dishwasher, cupboard storage and work surface over, ample power points, direct access into under stairs pantry cupboard, tiled flooring, two ceiling light fittings, UPVC double glazed window to the rear elevation, French doors opening out into the rear garden.

Landing

Providing access into first floor accommodation, ceiling light fitting, carpet flooring, UPVC double glazed window to the side elevation, loft access.

Bedroom One

12'9" x 7'8"

UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, built in cupboard, power points.

Bedroom Two

10'0" x 7'10"

UPVC double glazed window to the rear elevation, ceiling light fitting, wood effect flooring, central heating radiator, built in double wardrobes, power points.

Bedroom Three

9'6" x 5'10"

UPVC double glazed window to the front elevation, wood effect flooring, ceiling light fitting, central heating radiator, power points.

Bathroom

6'2" x 5'8"

Three piece white suite, low level WC, hand wash basin with storage cupboard underneath, low level bath with mixer tap and shower over, glass screen shower door, tiled walls throughout, ceiling light fitting, wood effect flooring, heated towel rail, UPVC double glazed opaque window to the rear.



Externally

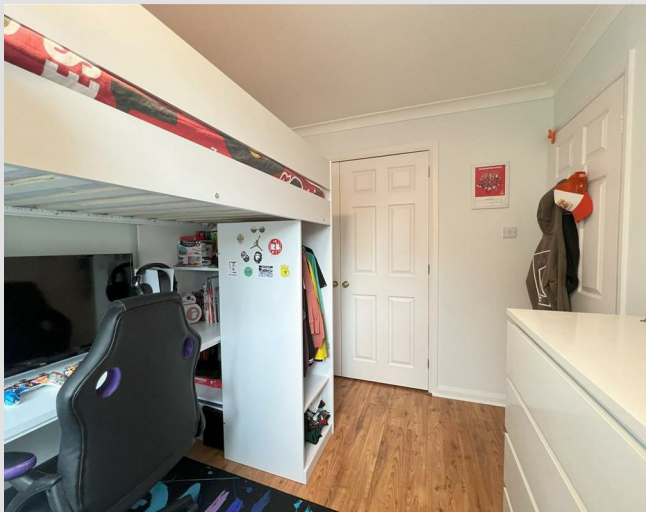
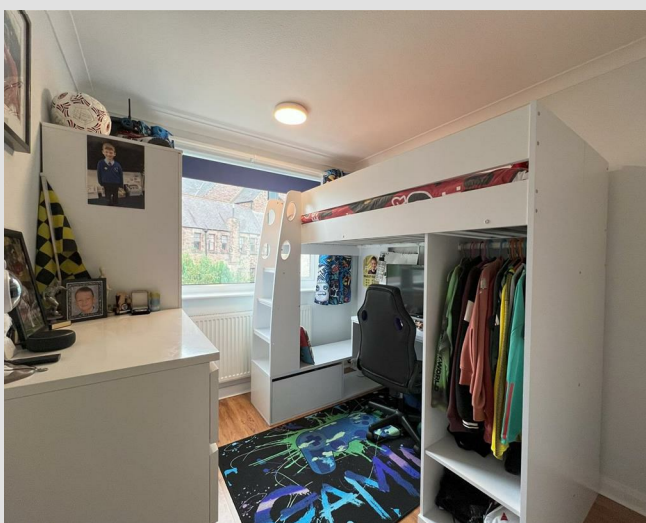
To the front of the property is a well maintained bordered laid to lawn area with a bricked driveway leading down the left hand side of the property providing parking for two cars. Access is available down the left hand side into the landscaped rear garden which includes a paved patio area and raised patio area perfect for outdoor seating and to house a shed or summer house, there is also an astro turf section making this garden easy to maintain and upkeep. The garden is nice and private with no onlookers the perfect space to relax and unwind.

Tenure

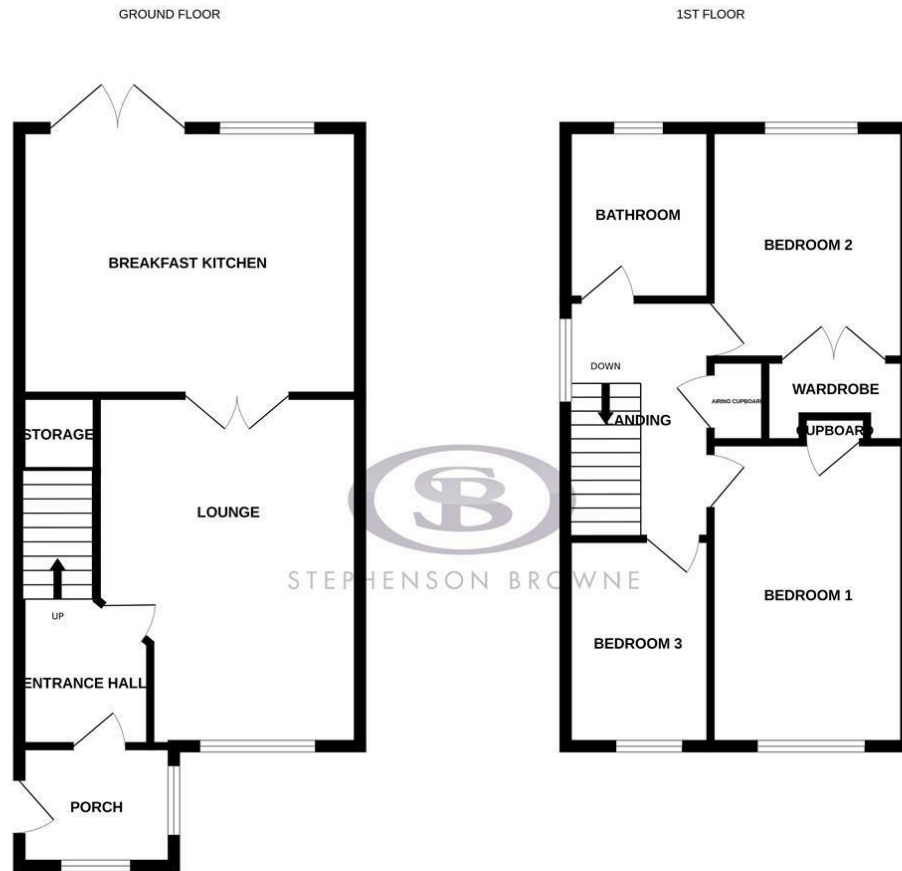
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(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 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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