



28 OVERTON CLOSE, CONGLETON, CW12 1JZ

OFFERS OVER £260,000



STEPHENSON BROWNE

NO CHAIN Stephenson Browne are delighted to bring for sale this recently renovated three bedroom detached property situated on a sizable plot on Overton Close, offering a brand new kitchen, electrics, gas central heating boiler, bathroom suite and cosmetic upgrades throughout this home is sure to be popular! Located within Congleton town centre you are in a prime location with everything you need right on your doorstep, including a range of amenities and eateries, good schools with Marfield's primary in walking distance and great transport links.

Upon entering the property you are firstly welcomed into the entrance hall giving access to the first floor accommodation and living room with storage cupboard, from here you have the dining kitchen with French doors leading out into the rear garden. To the first floor is a landing with access to three bedrooms and the main bathroom.

Externally the property hosts a driveway providing off-road parking leading down to the side of the property. There is also a good size lawned area with a range of shrubs and bushes. To the rear is a brilliant sized paved garden with a range of mature trees giving extra privacy.

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



Entrance Hall

Providing access to all ground floor accommodation and stair access to first floor accommodation, ceiling light fitting, LVT wood effect flooring, entrance matting, central heating radiator.

Living Room

15'0" x 10'5"
UPVC double glazed window to the front elevation, ceiling light fitting, LVT wood effect flooring, central heating radiator, access into under stair storage, ample power points, TV point, direct access into the Kitchen/Diner.

Kitchen/Diner

13'9" x 8'5"
Fitted Modern Kitchen comprising wall and base units with work surface over, built in eye level oven, electric hob and extractor over, sink with single drainer and mixer tap, tiled splashback, houses the boiler, ample power points for surface appliances, two ceiling light fittings, LVT wood effect flooring, dining area, central heating radiator, power points, French doors out into the rear garden, UPVC double glazed window to the side elevation.

Landing

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

Bedroom One

12'2" x 7'6"
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points, wall TV point.

Bedroom Two

11'6" x 7'6" max
UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.

Bedroom Three

9'2" x 5'7"
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.

Bathroom

5'5" x 5'1"
Stylish three piece suite with low level WC, hand wash basin with mixer tap, low level bath with glass shower screen and shower over, tiled splashback, shavers port, vinyl flooring, ceiling light fitting, central heating radiator, UPVC double glazed opaque window to the rear elevation.

Externally

Externally the property hosts a driveway providing off-road parking leading down to the side of the property. There is also a good size lawned area with a range of shrubs and bushes. To the rear is a brilliant sized paved garden with a range of mature trees giving extra privacy.



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?

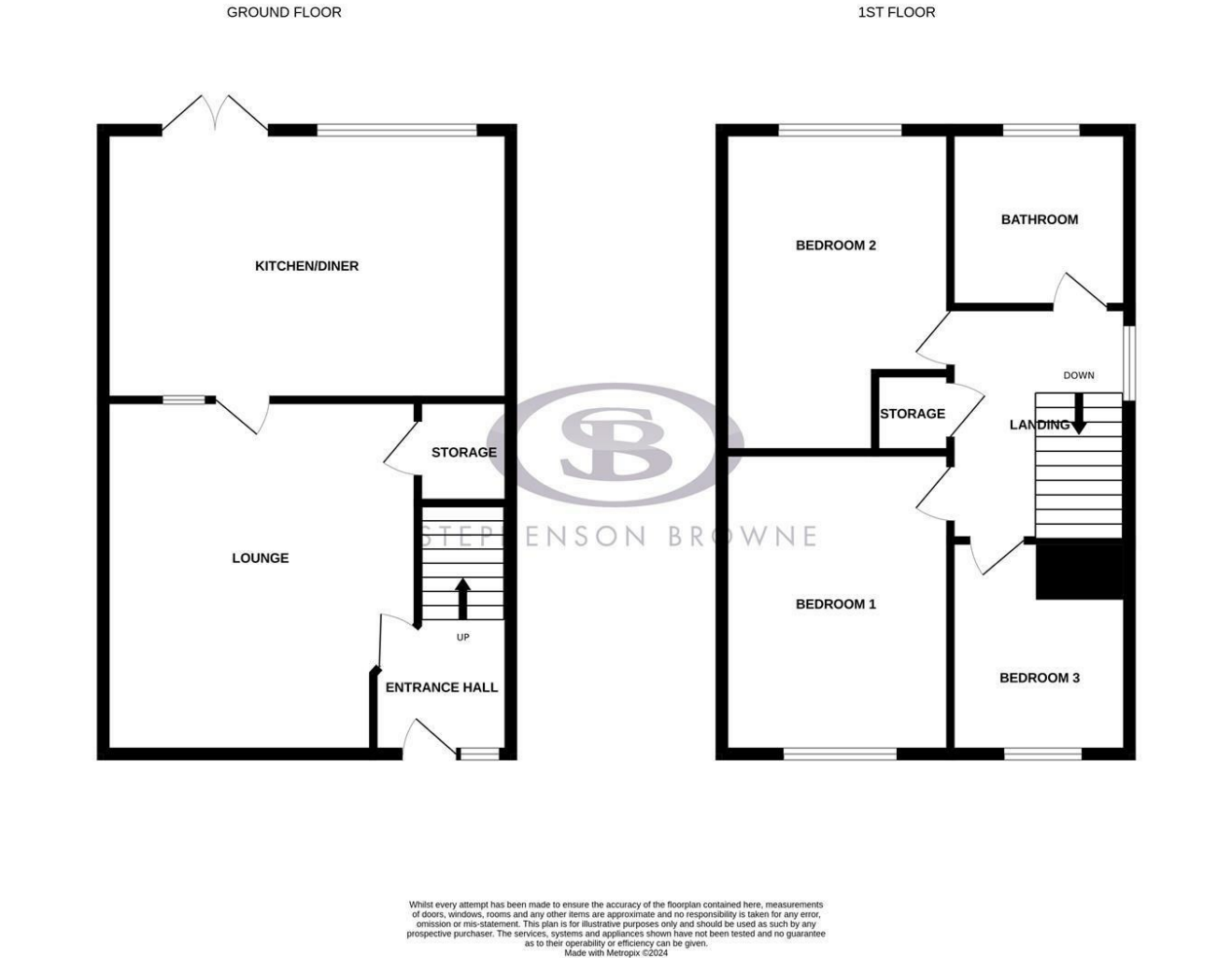
For a FREE valuation please call or e-mail and we will be happy to assist.

Land Registry Disclaimer

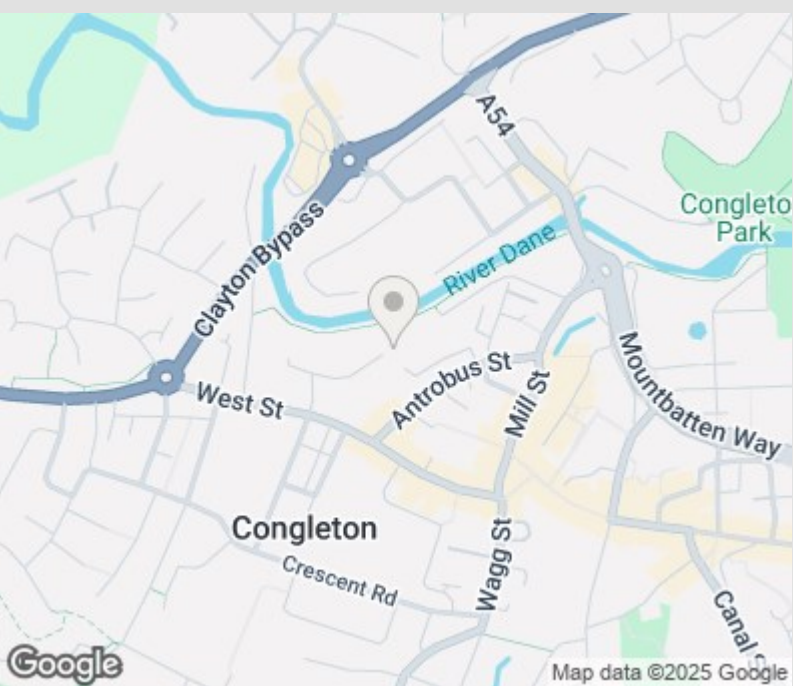
Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		44	
(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.

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