



19 HOLFORD STREET, CONGLETON, CW12 1HA

£185,000



STEPHENSON BROWNE

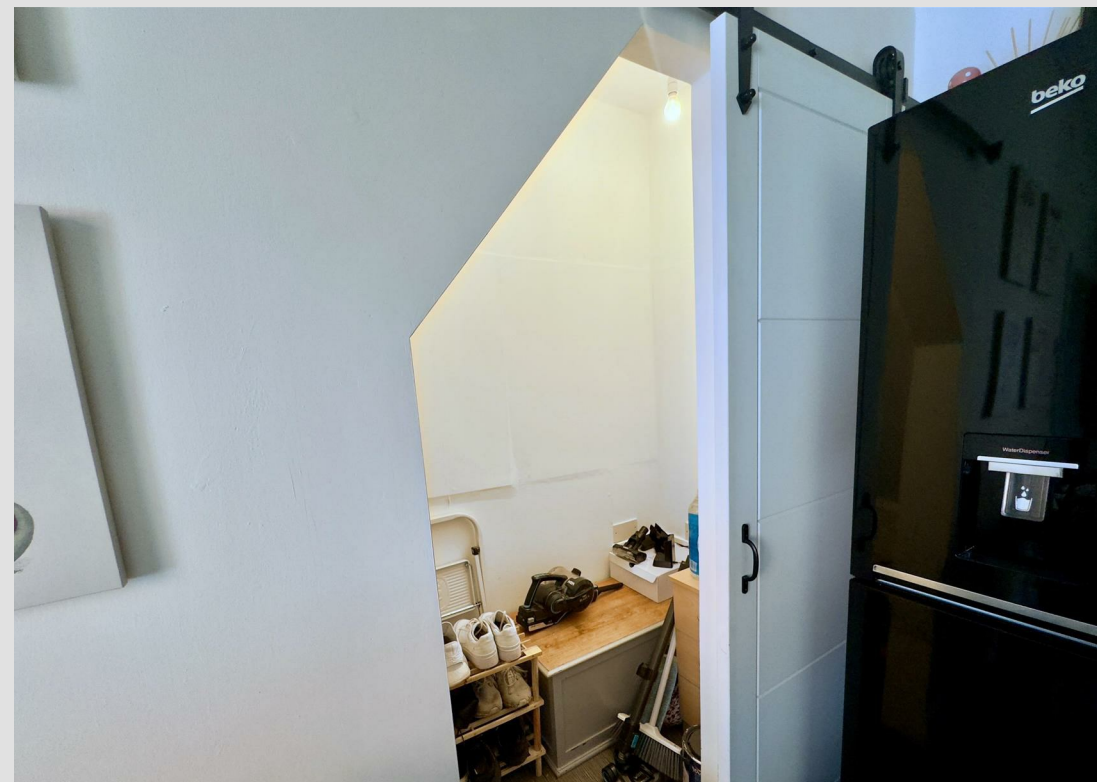
Where to start with this fantastic DETACHED home... unlike most other town centre property's, this really is a rare opportunity!! The first thing to mention is the size of this property, boasting spacious living room, kitchen/dining room, two double bedrooms and both a bathroom and shower room! Well presented throughout, the vendors really have made this a lovely home, ready to move into and perfect for a variety of buyers!

Another selling point is the brilliant location, situated within Congleton Town Centre, you are only a short walk into town so you have many shops, restaurants and bars on your doorstep. You are also not far from Tesco Extra, Shell Garage and Barn Road Retail Park.

Internally you are welcomed into the entrance hall with stairs to the first floor accommodation and access into the living room with feature stove fire place, kitchen/dining room with storage and bathroom. To the first floor is a landing providing access to two spacious bedrooms, bedroom one with fitted storage and a shower room off the second.

Externally, to the front of the property is a gravelled area providing off road parking, also currently housing a storage shed and with a seating area, perfect for al fresco dining.

This property isn't too be missed! Call us on 01260 545600 to arrange a viewing.



Entrance Hall

Access to first and ground floor accommodation.

Living Room

11'9" x 9'0"

Feature bare brick fireplace with inset stove fire, wood effect flooring, UPVC double glazed window to the front elevation and radiator.

Kitchen/Dining Room

11'9" x 9'1"

Fitted kitchen comprising wall and base units with work surface over, inset sink with mixer tap over, tiled splashbacks, bare brick feature wall, tile effect flooring, space for fridge/freezer, under stairs storage, UPVC double glazed window to the front elevation and radiator.

Bathroom

11'9" x 4'8"

Fitted with a three piece suite comprising low level WC, pedestal hand wash basin and bath, part tiled walls, space for washing machine, Velux window, window to the front elevation and radiator.

Landing

Access to all first floor accommodation.

Bedroom One

11'10" x 9'2"

UPVC double glazed window to the front elevation, built in storage and radiator.

Bedroom Two

11'9" x 8'8"

UPVC double glazed window to the front elevation and radiator.

Shower Room

6'5" x 3'4"

Fitted two piece suite comprising vanity hand wash basin and fully tiled shower cubicle, tiled splash back and tile effect flooring.

Externally

Externally, to the front of the property is a gravelled area providing off road parking, also currently housing a storage shed and with a seating area, perfect for al fresco dining.

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.

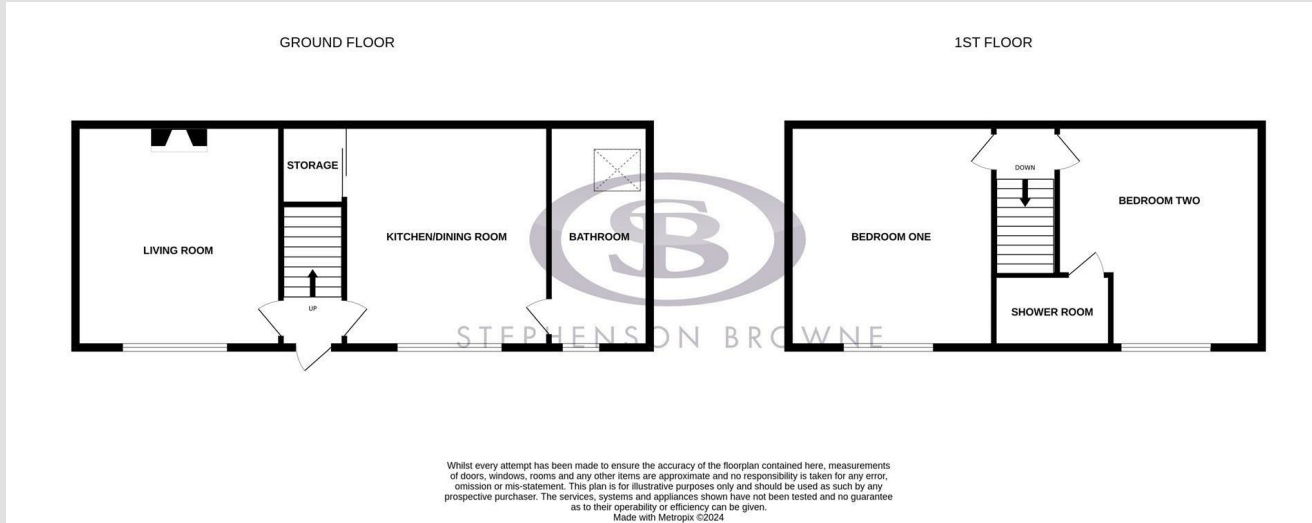
Need to Sell?

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





Floor Plan



Area Map



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		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	55		(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 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

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