



2 BELGRAVE AVENUE, CONGLETON, CW12 1HS

£219,950



STEPHENSON BROWNE

Stephenson Browne highly recommends that you book a viewing as soon as possible for this well proportioned home which stands on a brilliant sized plot with invaluable off road parking and a detached garage. The property is located within walking distance of Congleton Town Centre as well as being a short distance to Barn Road retail park and many other shops/amenities. You are also situated conveniently on the route out of Congleton towards Macclesfield and Manchester, perfect for commuting.

Internally the accommodation comprises of entrance hall, living room with feature bare brick fireplace, spacious kitchen/diner with built in appliances and under stairs cupboard. To the first floor there is landing with access to two double bedrooms (one with built in wardrobe) and spacious bathroom with corner bath.

To the front of the property is a lovely lawned garden bordered by a hedge for extra privacy, there is also a large driveway providing ample off road parking leading to a detached garage. To the rear of the property is a well maintained, enclosed garden with paved patio, laid to lawn area and space for outdoor storage, currently housing a greenhouse. An excellent garden for entertaining in the Summer months.

Contact Stephenson Browne today to book your all-important viewing & ensure you don't miss what could be your next home!



Entrance Hall

Entrance door, wooden flooring, stairs to the first floor and access to ground floor accommodation.

Lounge

14'1" max x 12'6" max

Spacious lounge with wooden flooring, feature bare brick fireplace housing fire, double glazed UPVC window to front elevation and radiator.

Kitchen/Dining Room

17'4" x 9'1"

Fitted kitchen comprising wall and base units with work surface over, stainless steel sink with mixer tap over, integrated dishwasher, microwave, oven, gas hob and extractor hood over, integrated breakfast bar, space for fridge/freezer, spotlights, tile effect flooring, under stairs storage, double glazed UPVC window to rear elevation and double glazed UPVC patio doors leading into the rear garden and radiator.

Landing

Access to first floor accommodation.

Bedroom One

14'2" x 10'6"

Double glazed UPVC window to front elevation, built in wardrobe, carpet flooring and radiator.

Bedroom Two

11'3" x 9'1"

Double glazed UPVC window to rear elevation, carpet flooring and radiator.

Bathroom

7'6" x 6'11"

Three piece bathroom suite comprising low level WC, vanity hand wash basin and corner bath with shower over, radiator, part tiled walls, wood effect flooring and double glazed UPVC opaque window to rear elevation.

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.

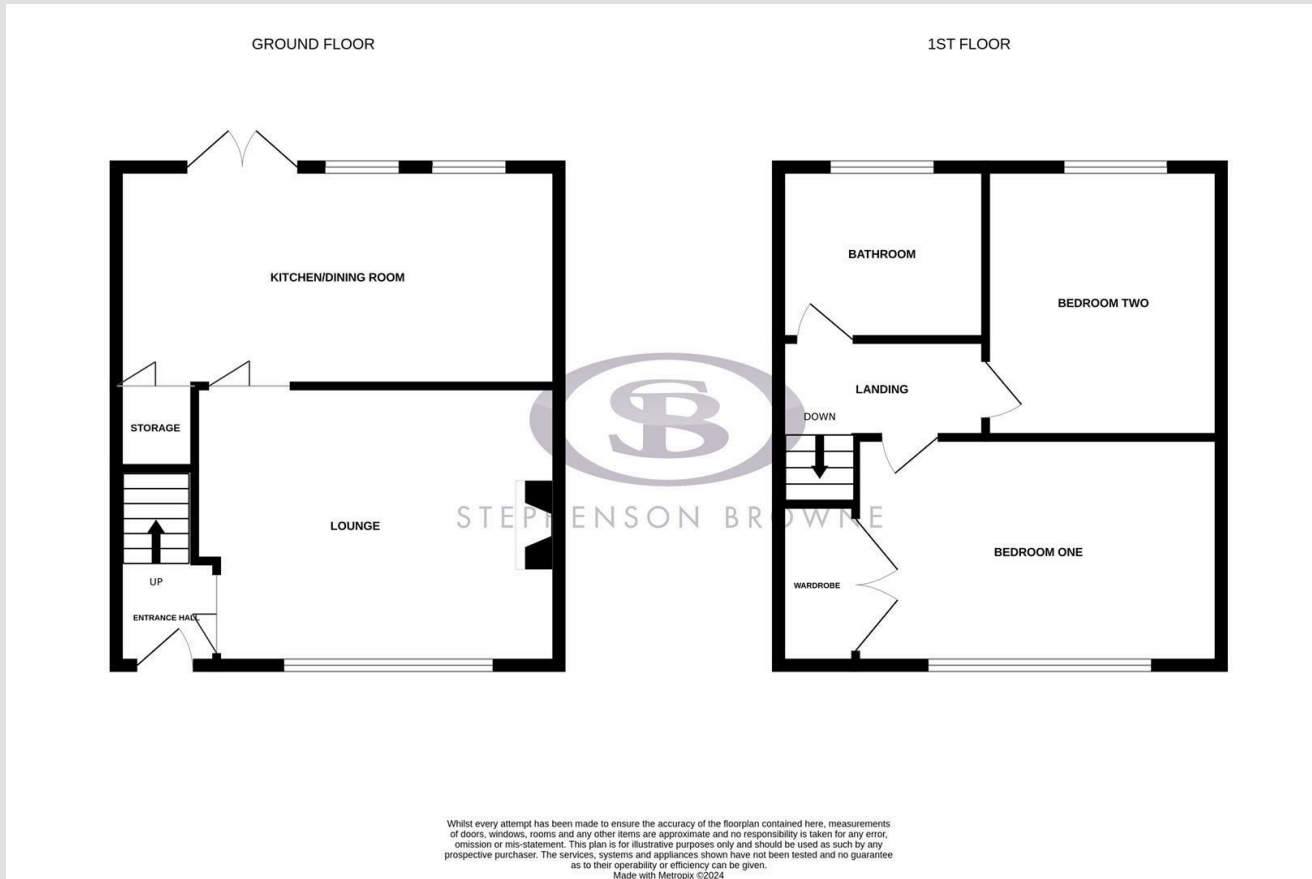
Need to Sell?

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

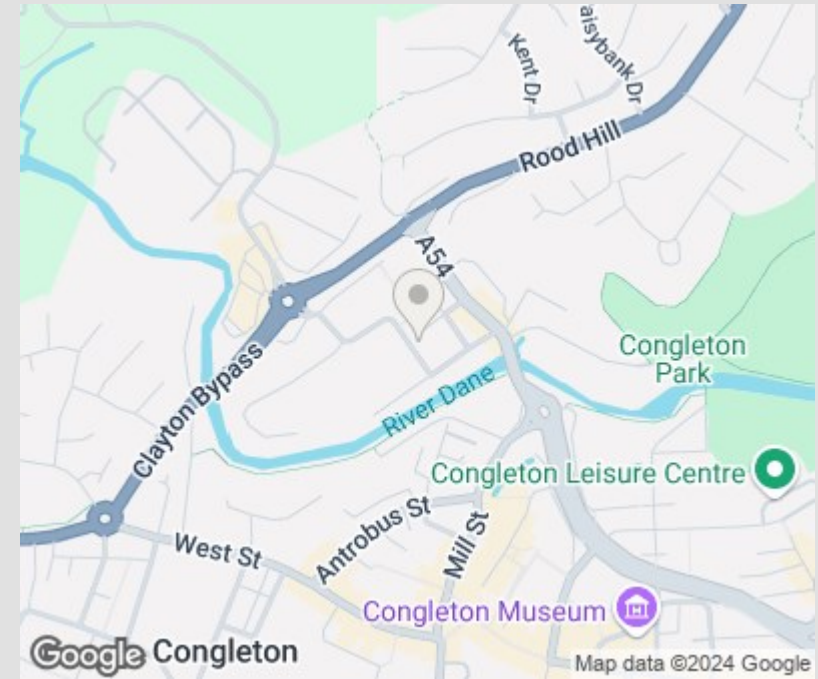




Floor Plan



Area Map



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			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(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 ₂ emissions
		70	
		84	
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.

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