



5 BANKY FIELDS, CONGLETON, CW12 4BZ

£230,000



STEPHENSON BROWNE

Perfect project for first time buyers or small families! This spacious three bedroom semi detached property is in a fantastic location on the outskirts of Congleton Town Centre, walking distance to many local shops, eateries and amenities also with Astbury Mere Country Park on your doorstep ideal for walkers/dog owners. You are also only a short drive to the A34 with easy links to surrounding towns/cities. With huge potential, this property is ideal for someone wanting to transform a property to their own taste.

This property boasts many selling features including ample off road parking, spacious accommodation throughout, solar panels, WC, utility area and enclosed rear garden. Internally you are welcomed into an entrance hall leading into the breakfast kitchen and spacious living/dining room. From the kitchen you can also access the external hall with doors to either side leading to the front and rear, also with a WC and utility room. To the first floor is landing, three great size bedrooms and a family bathroom. The loft is also fully boarded, with stair access from the first floor, perfect for storage.

To the front of the property is a large brick paved driveway, providing off road parking for multiple vehicles and a walled front garden. To the rear of the property is a good sized, enclosed garden with patio and lawned areas laid with artificial grass, the ideal space for hosting in the Summer months.

This property is sure to be popular!! Call us on 01260 545600 to arrange a viewing, you don't want to miss out.



Entrance Hall

Providing access into all ground floor accommodation, central heating radiator, ceiling light fitting, wood effect flooring.

Breakfast Kitchen

14'11" x 10'11"
Fitted breakfast kitchen comprising wall and base units with work surface over, inset sink with single drainer and mixer tap, space for a range cooker, extractor over, space for dishwasher and fridge freezer, ample appliance space and power points, central heating radiator, two ceiling light fittings, two UPVC double glazed windows to the rear elevation and tile effect flooring.

Living/Dining Room

17'9" x 11'3"
UPVC double glazed window to the front elevation and rear elevation, patio door to the rear elevation, wood effect flooring, two ceiling light fittings, central heating radiator, ample power points, feature brick fireplace and space for dining table.

External Hall

Giving access into the utility room and WC, tiled flooring, power points, external door to the front and rear.

Downstairs WC

5'1" x 2'4"
Low level WC, hand wash basin with mixer tap and storage cupboard underneath, half tiled walls throughout, tile effect flooring, UPVC double glazed window to the front elevation. ceiling light fitting.

Utility Room

6'11" x 5'5"
Surface space with space and plumbing underneath for a washer and dryer, wall mounted shelves, ceiling light fitting, power and electric.

Landing

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

Bedroom One

12'6" x 9'10"
UPVC double glazed window to the rear elevation and radiator.

Bedroom Two

11'2" x 9'1"
UPVC double glazed window to the rear elevation and radiator.

Bedroom Three

8'4" x 7'6"
UPVC double glazed window to the front elevation and radiator.



Bathroom

8'0" max x 5'8" max

Three piece modern suite comprising low level WC, vanity unit, walk in shower with glass screen shower door, fitted shower head and removable shower head, tiled splashback, wood effect flooring, two UPVC double glazed windows, heated towel rail.

Loft Space

19'9" max x 14'0" max

Fully boarded, with power and light, ideal for storage or could be easily converted into office space, hobby room etc.

Externally

To the front of the property is a large brick paved driveway, providing off road parking for multiple vehicles and a walled front garden. To the rear of the property is a good sized, enclosed garden with patio and lawned areas laid with artificial grass, the ideal space for hosting in the Summer months.

Solar Panels

The property also benefits from solar panels which are owned out right, a great addition for keeping energy costs low!

Tenure

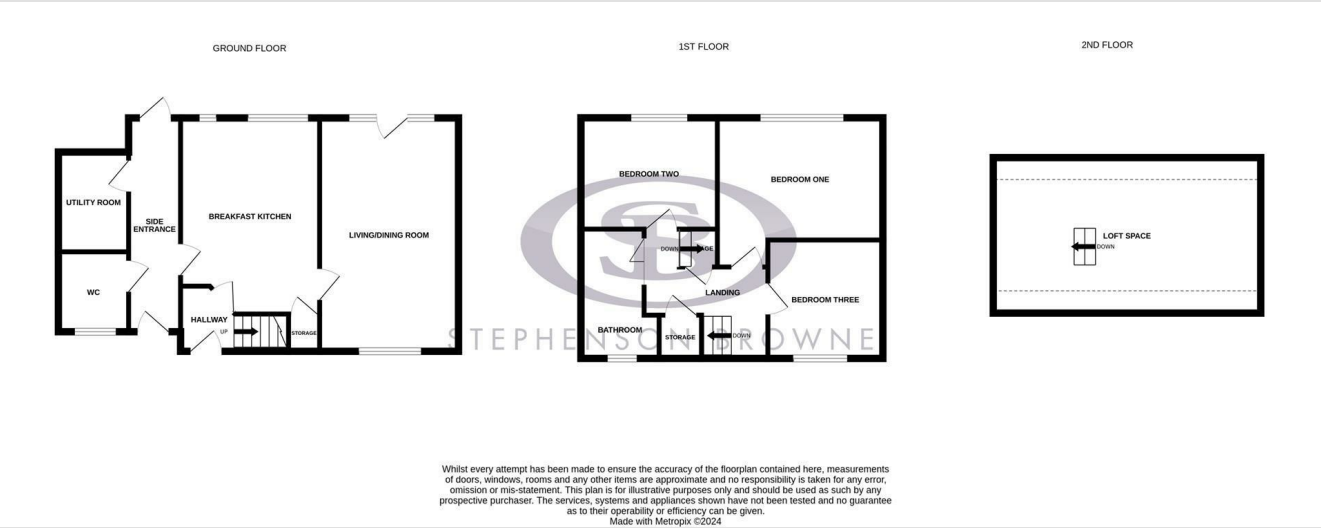
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	