



21 CONISTON AVENUE, CONGLETON, CW12 4LY

OFFERS OVER £220,000



STEPHENSON BROWNE

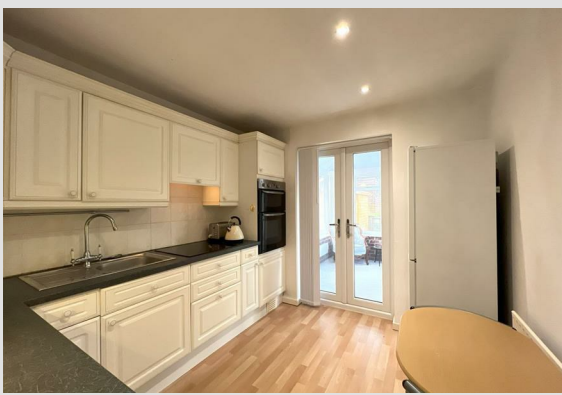
Located within one of the most sought after areas of Congleton, this two bedroom semi detached dormer bungalow has been well maintained throughout, providing great potential with the option to add your own stamp!

Deceptively spacious internally the property benefits a good sized lounge, fitted wooden kitchen with integrated appliances, two year old brick built conservatory overlooking the rear garden, bathroom with white shower suite and two bedrooms to ground floor. From the hallway you have access to the first floor loft room which can be utilised for a variety of uses.

Externally to the front of the property is an extensive driveway providing ample off road parking leading down the side of the property into the rear garden. To the rear you will find a paved patio area with a further tiered patio and laid to lawn area, housing a wooden outdoor storage shed with the option to have outdoor seating to sit out and enjoy in the summer months.

You are within walking distance to the West Heath shopping precinct which provides many different amenities for your day to day needs, bus transport links are just a stone throw away located on the main Sandbach Road and Astbury Mere Country Park is close by, great for a scenic walk. There are also many more rural walks close by over the Loach Brook and into the fields beyond. Another point to mention is the easy access to roads leading to neighbouring towns such as Sandbach, Holmes Chapel and more.

This property is sure to be popular due to its great potential and location, call us on 01260 545600 to arrange a viewing, don't miss out!



Entrance Hall

4'6" x 3'1"

Providing access to the lounge and bedroom two, ceiling light fitting, carpet flooring, stair access to first floor accommodation, direct access into storage cupboard housing the boiler.

Lounge

17'11" x 11'1"

UPVC double glazed bay window to the front elevation, ceiling spotlights, carpet flooring, electric log burner style fire with marble surround and hearth, central heating radiator, power points.

Bedroom Two

8'0" x 7'6"

UPVC double glazed window to the side elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom One

10'7" x 9'6"

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

Inner Hall

6'4" x 3'5"

Providing access to bedroom one, kitchen, bathroom and conservatory, ceiling spotlights, wood effect flooring, access into storage cupboard.

Bathroom

6'1" x 5'2"

Three piece white suite comprising low level WC, vanity unit with hand wash basin and mixer tap, walk in wet room style mixer shower with glass screen shower door, removable shower head and support rail, chrome heated towel rail, tiled walls throughout, carpet and wood effect flooring, ceiling light fitting, UPVC double glazed opaque window to the side elevation.

Breakfast Kitchen

9'6" x 8'7"

Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, electric hob with extractor over, integrated eye level double oven with grill, space for fridge freezer, space for washer/dryer, ceiling spotlights, wood effect flooring, central heating radiator, power points, French door access into the conservatory.

Conservatory

8'9" x 8'5"

UPVC double glazed windows to all aspects, French doors leading out into the rear garden, carpet flooring, power points, wall light fitting, electric heater, heat reflecting conservatory roof.

Loft Room

20'2" x 13'6"

UPVC double glazed window to the rear elevation, two ceiling light fittings, central heating radiator, power points, ample eaves storage.



Externally

Externally to the front of the property is an extensive driveway providing ample off road parking leading down the side of the property into the rear garden. To the rear you will find a paved patio area with a further tiered patio and laid to lawn area housing a wooden outdoor storage shed with the option to have outdoor seating to sit out and enjoy in the summer months.

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

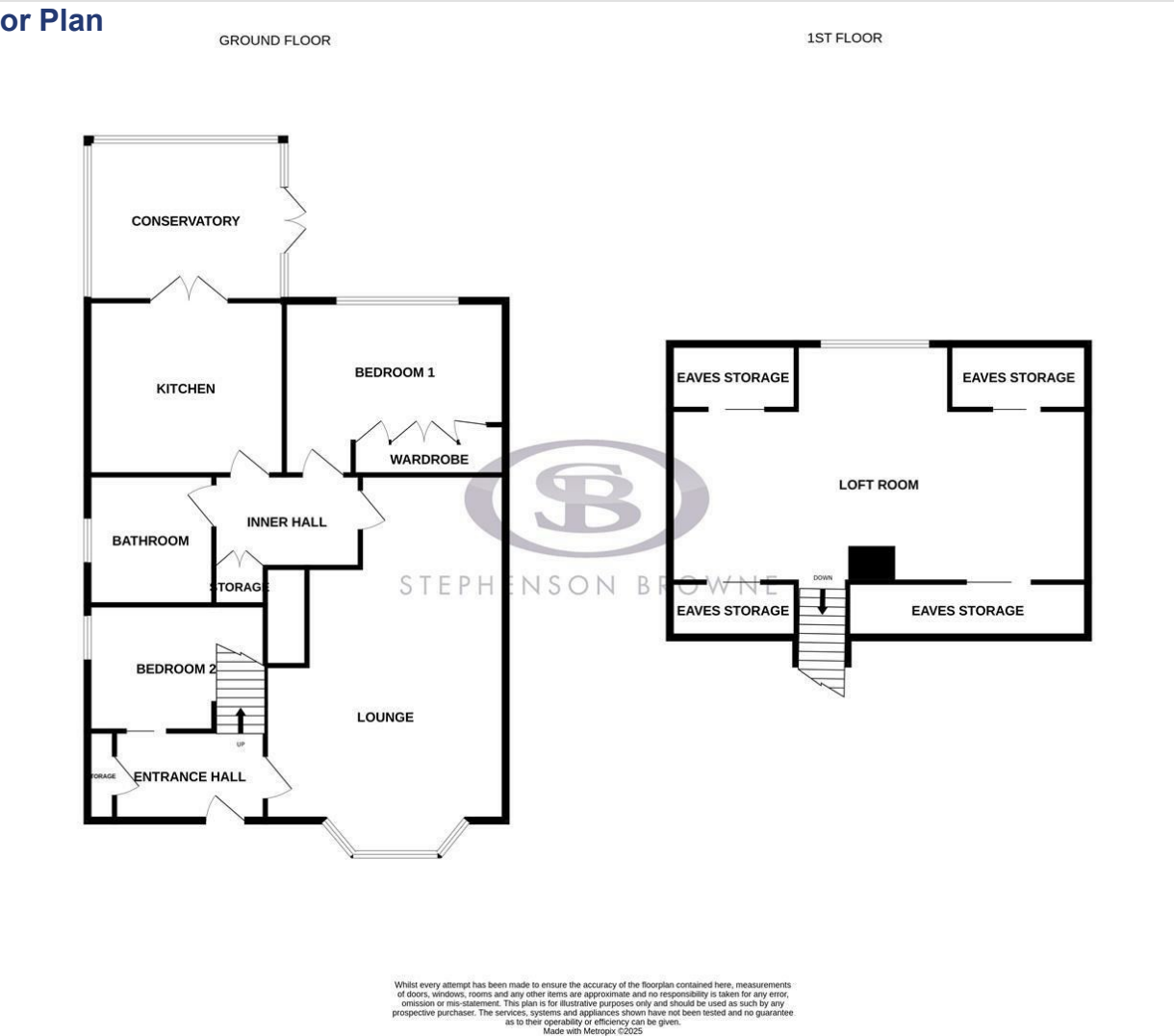
Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

AML Disclosure

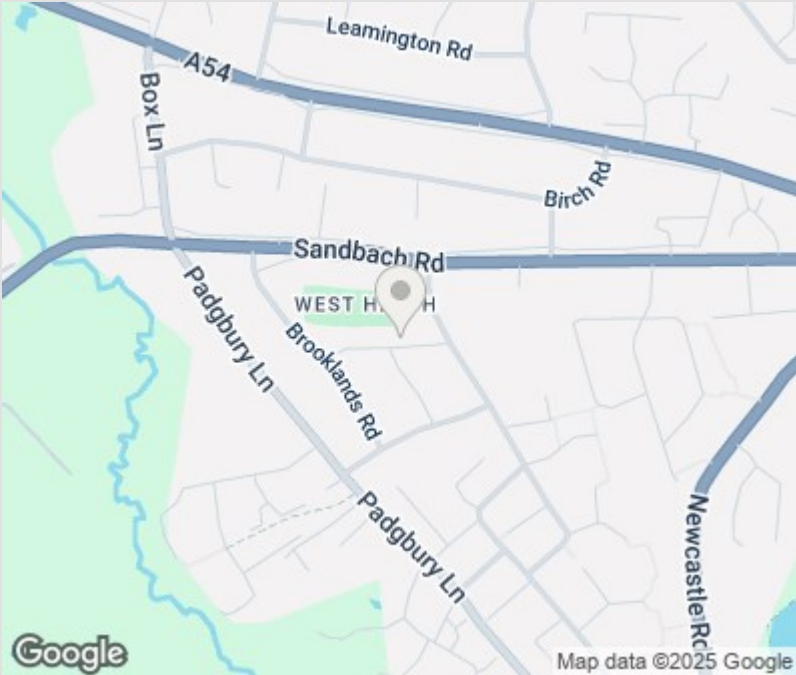
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



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	