



19 MILL LANE, SOMERFORD BOOTHES, CW12 2JS

£275,000



STEPHENSON BROWNE

OFFERED FOR SALE WITH NO ONWARD CHAIN

Stephenson Browne are delighted to bring to the market this exceptionally spacious three bed end terrace on Mill Lane. Boasting a large plot with fantastic views to the rear, this home also offers the potential add your own stamp, making this a great buy for first time buyers, investors or anyone looking to create there dream home!

The fabulous plot is located on a quiet country lane with very few neighbouring properties. Situated within open countryside, yet less than five minutes' drive from local shopping areas at West Heath and Congleton, there is easy access to takeaways, post office, pharmacy, vets and supermarkets. Even closer are local country pubs serving some excellent food.

Coming into the property you are firstly welcomed into the entrance hall, from here you have the spacious lounge with dual aspect windows and feature fireplace, dining room with stair access to the first floor accommodation and log burning stove, fitted breakfast kitchen leading through to the rear porch and store room. To the first floor you have landing providing access to all three bedrooms, the second providing built in storage and a main three piece suite bathroom.

Externally to the front of the property is a large garden alongside a block paved driveway providing off road parking for multiple vehicle's, with side access through to the rear garden. The rear offers a generous sized garden made up of paved patio, great for outdoor seating and enjoying in the upcoming summer months and a further laid to lawn area onlooking fields beyond. The garden also houses a small wooden shed, metal shed and large metal shed fitted with power and lighting. Accessed via the rear is also a WC and boiler/tank store room.

An opportunity not to be missed! A viewing is highly recommended to appreciate what this fantastic property has to offer!



Entrance Hall

4'5" x 2'5"

External front door access to the side elevation, UPVC double glazed window to the front elevation, ceiling light fitting, radiator, providing access to ground floor accommodation.

Lounge

14'6" x 10'3"

Two UPVC double glazed windows to the front and rear elevation, ceiling light fitting, two radiators, feature open fireplace with brick hearth and surround, carpet flooring, four wall lights, power points.

Dining Room

13'1" x 9'5"

UPVC double glazed window to the front elevation, ceiling light fitting, stairs to the first floor accommodation with under stair storage, radiator, carpet flooring, feature fireplace with log burning stove on a tiled hearth, power points.

Kitchen

13'0" x 9'5"

Fitted kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, cooker with four ring hob and extractor over, space and plumbing for a washing machine and dryer, space for fridge, ample power points, UPVC double glazed window to the rear elevation onlooking the garden, tiled walls, quarry tiled flooring, two strip ceiling lights, two radiators, UPVC double glazed window to the side elevation.

Inner Porch

6'2" x 3'7"

Two external doors leading out into the rear garden and to the right hand side of the property with two UPVC double glazed windows, ceiling light fitting, radiator, quarry tiled flooring.

Store Room

6'2" x 4'0"

Accessed from the inner porch, fitted wall cabinets, fitted shelving, quarry tiled flooring, UPVC double glazed window to the side elevation.

WC

3'11" x 2'10"

Access from the outside comprising low level WC, hand wash basin with pillar taps, tiled walls throughout, ceiling light fitting, UPVC double glazed window to the side elevation, radiator, quarry tiled flooring, small opening through to the boiler/tank room.

Landing

Providing access to all first floor accommodation and loft access.

Bedroom One

14'6" x 10'4"

Two UPVC double glazed windows to the front and rear elevation, two radiators, ceiling light fitting, carpet flooring, power points.



Bedroom Two

9'10" x 9'6"

UPVC double glazed window to the front elevation, ceiling light fitting, radiator, carpet flooring, two built in storage cupboards, power points.

Bedroom Three

9'7" x 6'5"

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

Bathroom

5'9" x 5'3"

Three piece suite comprising low level WC, hand wash basin with pillar taps, low level bath with pillar taps and shower over with shower curtain rail, tiled walls throughout, quarry tiled flooring, radiator, UPVC double glazed window to the rear elevation.

Externally

Externally to the front of the property is a large garden alongside a block paved driveway providing off road parking for multiple vehicle's, with side access through to the rear garden. The rear offers a generous sized garden made up of paved patio, great for outdoor seating and enjoying in the upcoming summer months and a further laid to lawn area onlooking fields beyond. The garden also houses a small wooden shed, metal shed and large metal shed fitted with power and lighting. Accessed via the rear is also a WC and boiler/tank store room.

Notes to Mention

The boiler was fitted in 2023 which was last serviced in August 2024, the heating is oil fueled and the tank is located in the rear garden. The electrics were last checked in 2023 where a new fuse box was fitted. There is also a septic tank for drainage.

Tenure

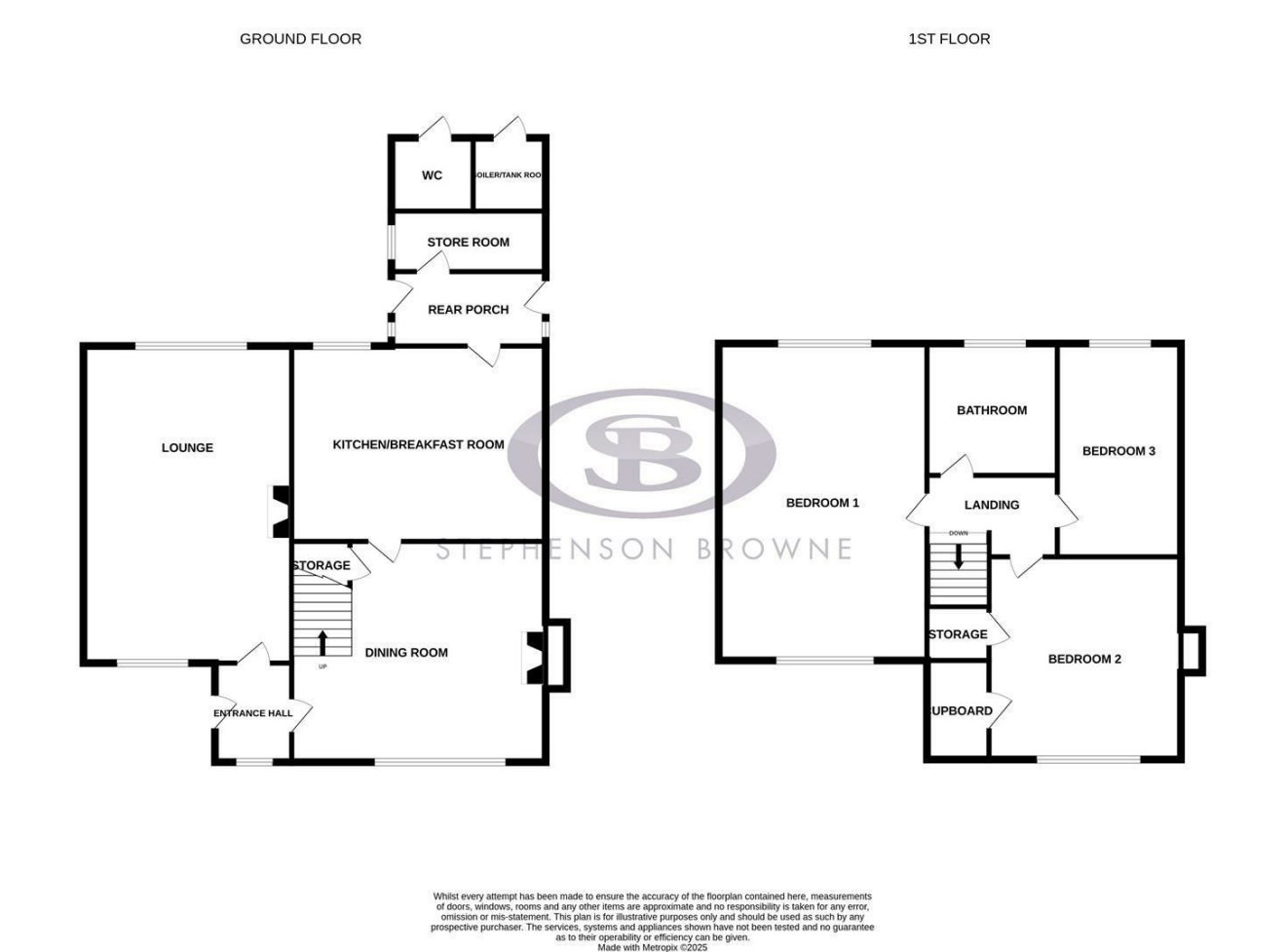
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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		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	

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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