



37 UNION STREET, CONGLETON, CW12 1JB

£140,000



STEPHENSON BROWNE

Stephenson Browne are delighted to market this two bedroom terraced property full of character and charm, ideal for first time buyers or buy to let investors. Just a short stroll away, you will find the vibrant Congleton Town Centre, where a variety of shops, cafes, and amenities await, you are also situated conveniently on the route out of Congleton towards Macclesfield and Manchester, perfect for commuting.

Internally, the property has been well maintained and is ready to move into, with modern kitchen, newly fitted carpet and boiler only two years old. You are welcomed into the living room with feature fireplace and wooden beams, from here you have the brilliant sized breakfast kitchen, with ample cupboard space and breakfast bar for dining. There is also understairs storage. To the first floor is landing, two good sized bedrooms and the family bathroom.

Outside, the property boasts a rear yard made up of paved patio and artificial lawn, on-street parking is also available to the front of the property, as well as a free car park nearby, adding to the practicality of this home.

An early viewing is highly recommended to appreciate what this property has to offer.





Living Room

13'11" x 11'10" (4.26m x 3.61m)

UPVC entrance door, UPVC double glazed window to the front elevation, feature fireplace with bare brick surround and living flame gas fire, character beams to ceiling and carpet flooring.

Breakfast Kitchen

11'7" x 10'8" (3.54m x 3.27m)

Modern fitted kitchen comprising gloss wall and base units with work surface over, freestanding oven and hob with extractor over, space for washing machine, fridge and freezer, breakfast bar, tiled splash back, radiator, UPVC double glazed window to the rear elevation, UPVC door leading to the rear yard, wood effect flooring and understairs storage with space for tumble dryer.

Landing

Access to first floor accommodation.

Bedroom One

14'0" x 11'10" (4.28m x 3.63m)

UPVC double glazed window to the front elevation and radiator.

Bedroom Two

10'11" x 6'5" (3.34m x 1.98m)

UPVC double glazed window to the rear elevation and radiator.

Bathroom

5'4" x 5'4" (1.65m x 1.64m)

Fitted three piece suite comprising pedestal hand wash basin, low level WC and bath with shower over, part tiled walls, wood effect flooring and towel radiator.

Externally

Externally, you have a rear yard made up of paved patio and artificial lawn, on-street parking is also available to the front of the property, as well as a free car park nearby, adding to the practicality of this home.

Tenure

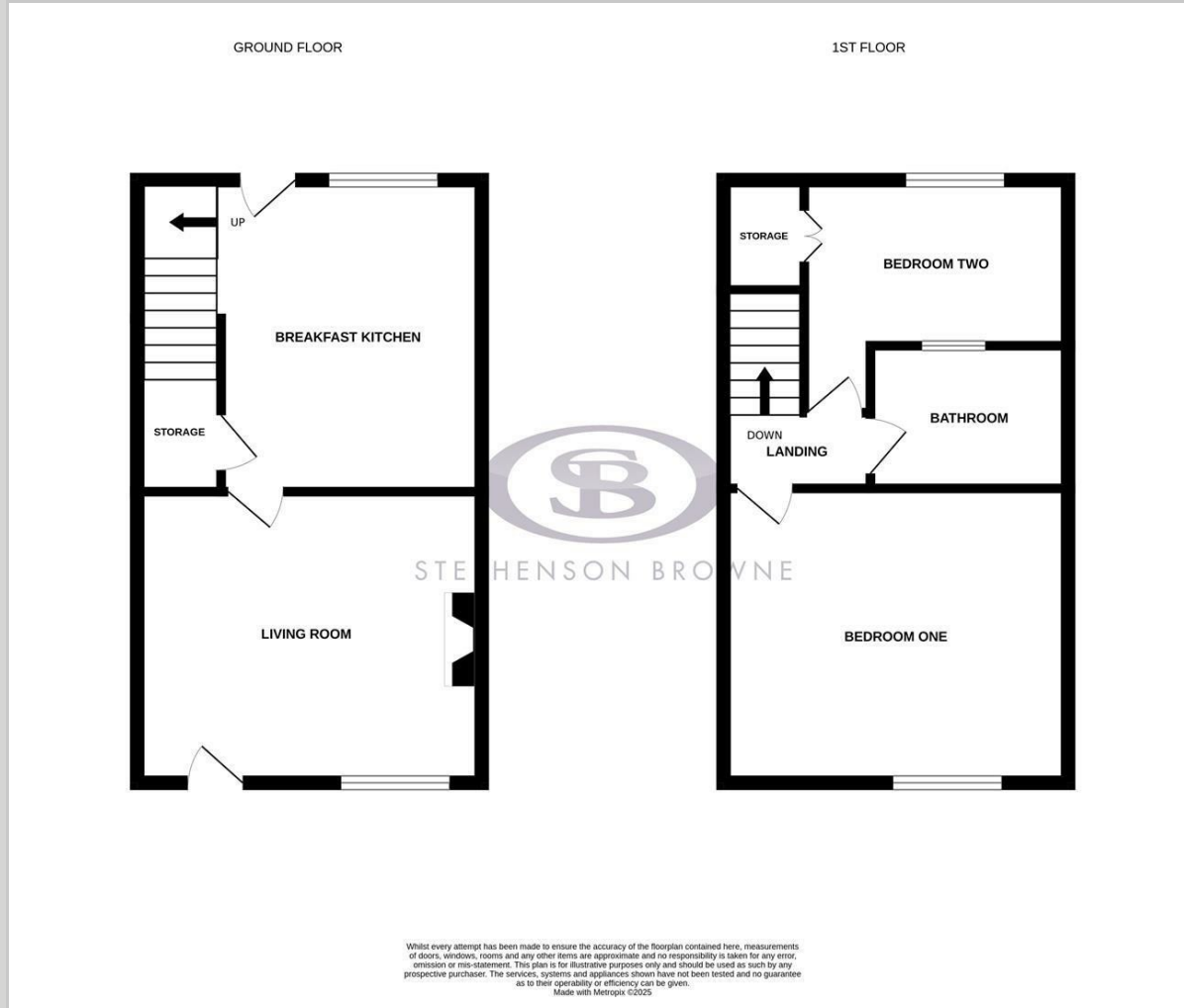
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

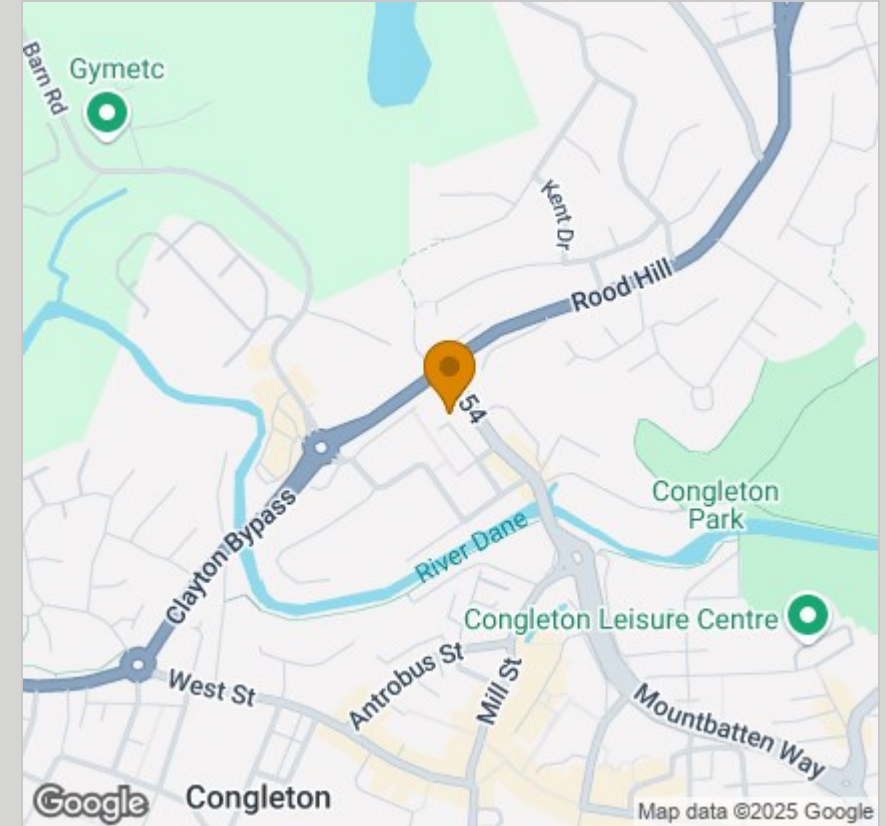
For a FREE valuation please call or e-mail and we will be happy to assist.



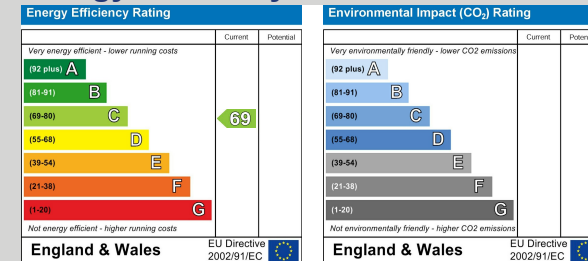
Floor Plan



Area Map



Energy Efficiency Certificate



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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