



2 ELIZABETH STREET, CONGLETON, CW12 4DJ

OFFERS IN THE REGION OF £149,950



STEPHENSON BROWNE

Stephenson Browne are delighted to bring to the market this beautifully presented two bedroom terrace home which is sure to delight upon inspection. Built in 2018, this property has ample selling features, including open plan living, underfloor heating to the ground floor, bifolding doors onto the rear garden, many built in appliance's and the best of all, allocated off road parking.

You are set within a brilliant location, situated on the edge of Congleton Town Centre you are only a short walk into town offering many shops, restaurants and bars on your doorstep. You are also not far from Tesco Extra, Shell Garage and Astbury Mere Country Park.

On entering the property you are firstly welcomed into the open plan living/breakfast kitchen, with modern fitted units, breakfast bar and living space. To the first floor are two bedrooms, the main bedroom also benefitting from a walk in wardrobe, and a modern bathroom.

Externally to the rear of the property is an enclosed paved yard providing space for a table and chairs, perfect for alfresco dining or soaking up the sun. There is also an allocated off road parking space with the property and plenty of on street parking around for guests.

All in all a lovely home perfect for first time buyers or investors- not to be missed!



Open Plan Living Breakfast Kitchen

15'7" x 15'7"

KITCHEN: Fitted 'U' shape modern breakfast kitchen comprising wall and base units with work surface over, stainless steel sink with single drainer and mixer tap, oven with gas hob and extractor over, integrated fridge freezer, dishwasher and washer/dryer, ample power points, houses the boiler, ceiling spotlights, UPVC double glazed window to the front elevation, porcelain tiled flooring.

LIVING AREA: Bifold doors to the rear elevation giving access out into the rear yard, ceiling spotlights, stair access to first floor accommodation with under stair storage, porcelain tiled flooring, ample power points.

Throughout the ground floor is underfloor heating.

Landing

Giving access to all first floor accommodation, carpet flooring, ceiling spotlights.

Bedroom One

11'4" x 8'2"

UPVC double glazed window to the front elevation, walk in wardrobe, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom Two

7'9" x 7'5"

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

Bathroom

7'2" x 4'1"

Stylish three piece white suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap and shower over, tiled splash back, extractor fan, heated towel rail, tile effect flooring, UPVC double glazed window to the rear elevation, extractor fan, ceiling light fitting.

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.

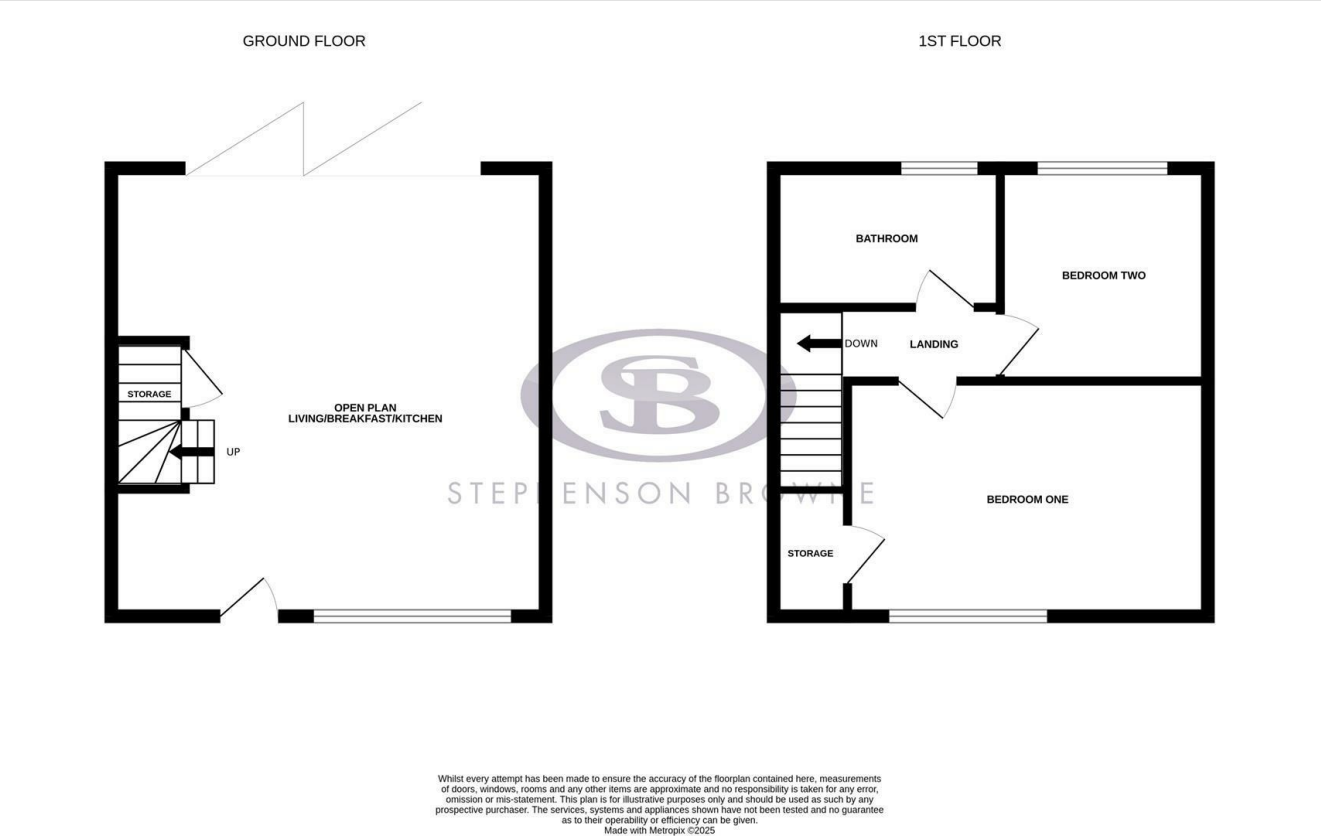
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Floor Plan



Area Map



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	94
(81-91) B	78
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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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