



16 MALVERN CLOSE, CONGLETON, CW12 4PD

OFFERS OVER £250,000



STEPHENSON BROWNE

Offered for sale with no onward chain, this well-proportioned three-bedroom detached home presents a fantastic opportunity for buyers looking to personalise a property in one of Congleton's most desirable residential areas. Positioned on a generous plot with a large rear garden, this home combines excellent potential with practical living spaces, making it ideal for families, first-time buyers, or those looking to upsize.

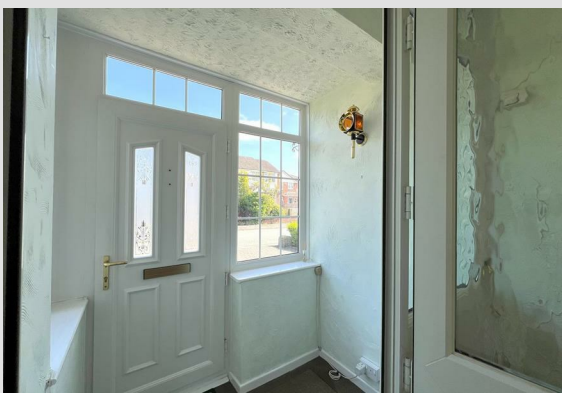
The property is entered via a porch, leading into a spacious entrance hallway that sets the tone for the light and airy accommodation throughout. To the front of the home, there is a comfortable lounge, which flows seamlessly into the dining area, creating an open-plan feel that is perfect for everyday living and entertaining.

The kitchen offers a functional layout with views over the rear garden and provides scope for modernisation to suit individual tastes. From the kitchen, there is access to the integral garage, offering excellent flexibility for additional storage, a utility area, or even a home workshop.

Upstairs, the first floor offers three bedrooms, both first and third bedroom benefitting fitted wardrobes, along with a main family bathroom. There is ample potential here to reconfigure or update to suit modern family needs.

Externally, the property features off-road parking to the front and a generous rear garden, perfect for outdoor activities, gardening, or further extension (subject to the necessary planning consents). The garden provides a wonderful space for both relaxation and entertaining in the warmer months.

Located close to well-regarded schools, local amenities, and excellent transport links, this home offers a great balance of convenience and lifestyle. Whether you're looking to renovate, extend, or settle into a spacious home with room to grow, this property represents a fantastic opportunity in a truly sought-after location.



Porch

5'7" x 3'9"

External entrance door, two UPVC double glazed windows to the front and side elevation, carpet flooring, entry into the hall.

Hallway

14'4" x 6'3"

Front entrance door, UPVC double glazed window, ceiling light fitting, central heating radiator, carpet flooring, access to under stair storage, stair access to first floor accommodation.

Lounge

15'8" x 10'7"

UPVC double glazed bay window to the front elevation, feature gas fireplace with tiled hearth and brick surround, carpet flooring, ceiling light fitting, central heating radiator, power points.

Dining Room

10'7" x 7'9"

Sliding patio doors out into the rear garden, ceiling light fitting, carpet flooring, central heating radiator, serving hatch, sliding doors into the lounge area, power point.

Kitchen

14'10" x 7'11"

Wooden breakfast bar style kitchen comprising wall and base units with work surface over, tiled splash back, stainless steel sink with double drainer and mixer tap, cooker with hob and extractor over, integrated fridge and freezer, power points, tiled flooring, two ceiling light fittings, central heating radiator, two UPVC double glazed windows to the rear elevation, cupboard with shelving storage, external side access door, direct access to store room and integral garage.

Integral Garage

15'1" x 7'10"

Accessed from the kitchen, UPVC double glazed window to the side elevation, houses the boiler, ceiling light fitting, roller garage door, separate store room area.

Landing

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

Bedroom One

12'0" x 9'8"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, fitted mirrored wardrobes, power points.

Bedroom Two

11'10" x 9'5"

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

Bedroom Three

7'3" x 6'5"

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



Bathroom

8'5" x 7'6"

Four piece suite comprising low level WC, hand wash basin with pillar taps, low level bath with pillar taps, walk in shower, vinyl tile effect flooring, tiled walls throughout, central heating radiator, UPVC double glazed window to the rear elevation and side elevation, ceiling light fitting, storage cupboard, loft access.

Externally

To the front, the property benefits from a brick-paved driveway providing ample off-road parking and access to the integral garage, with additional parking available. Gated side access leads to a generous rear garden featuring a paved patio ideal for outdoor seating, a well-maintained lawn bordered by mature greenery, and a wooden shed for additional storage.

Tenure

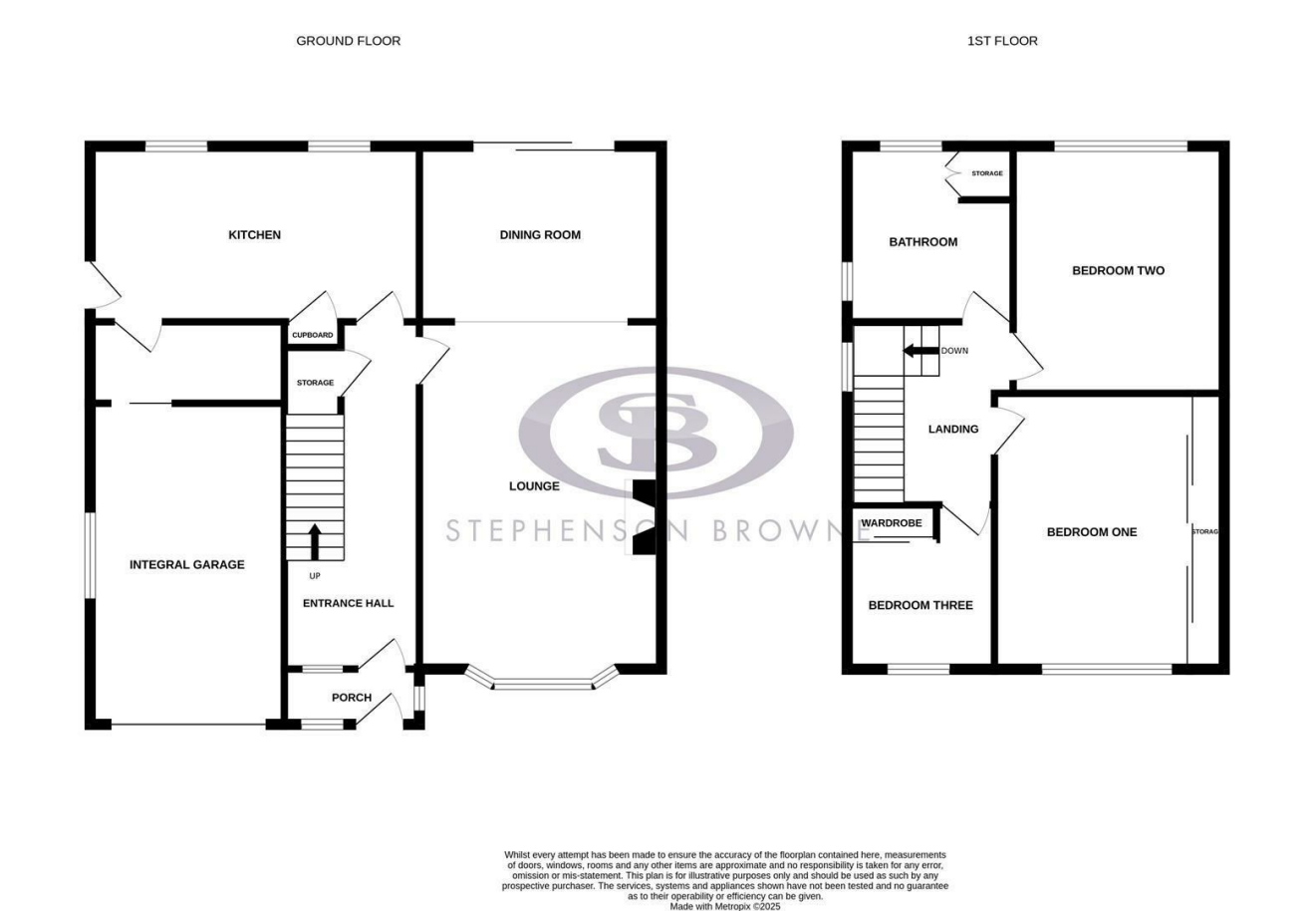
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

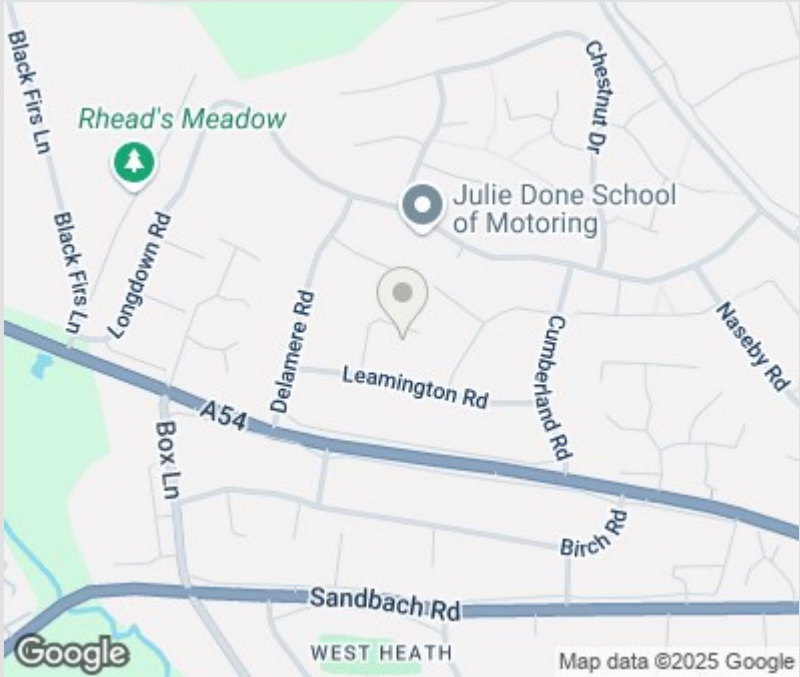
For a FREE valuation please call or e-mail and we will be happy to assist.



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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