



8 WEST END COTTAGES, CONGLETON, CW12 4DZ

£170,000



STEPHENSON BROWNE

Situated in a highly sought-after area and offered with no onward chain, this beautifully decorated and exceptionally well-maintained two bedroom mid-terrace home is just a short stroll from Congleton town centre, Astbury Mere Country Park, and a wide range of local amenities. It presents a perfect opportunity for first-time buyers, investors, or those looking to downsize without compromising on style or location.

Step inside to a warm and inviting lounge, where a striking cast iron feature fireplace adds a touch of character and charm. The space flows seamlessly into a generous dining area, ideal for entertaining, with stairs leading to the first-floor accommodation. To the rear, the fitted kitchen includes an integrated oven, hob and extractor whilst also providing space for additional appliances, offering both practicality and functionality.

Upstairs, you'll find two good sized bedrooms, with the main bedroom boasting built-in double wardrobes for ample storage. The contemporary bathroom serves both bedrooms and features a three-piece suite, along with a convenient airing cupboard.

Outside, there is on-street parking available directly to the front of the property. The low-maintenance rear yard offers a peaceful retreat, with paved patio areas, an elevated seating space surrounded by mature greenery, perfect for enjoying sunny afternoons and a wooden shed for outdoor storage. A side gate provides easy access for bins and added convenience.

Combining modern comfort, classic features, and a prime location, this home is truly ready to move into. Early viewing is highly recommended to fully appreciate all it has to offer!



Lounge

11'11" x 11'1"
UPVC double glazed window to the front elevation with front entrance door, cast iron decorative feature fireplace, wood effect flooring, ceiling light fitting, central heating radiator, power points.

Dining Room

11'11" x 11'11"
UPVC double glazed window to the rear elevation, ceiling light fitting, wood effect flooring, central heating radiator, decorative cast iron feature fireplace, power points, stairs leading to the first floor accommodation, direct access into the kitchen.

Kitchen

8'0" x 5'5"
Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, integrated oven and hob with extractor over, space for fridge, space for washer/dryer, ceiling light fitting, UPVC double glazed window to the rear and side elevation, external side access door out into the yard, power points, tiled flooring.

Landing

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

Bedroom One

11'1" x 10'8"
UPVC double glazed window to the front elevation, two double built in wardrobes, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom Two

12'0" x 6'11"
UPVC double glazed window to the rear elevation, ceiling light fitting, wood effect flooring, central heating radiator, power points, loft access.

Bathroom

8'0" x 5'11"
Three piece white suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, low level bath with mixer tap with shower over, tiled walls to rear and right elevation, tiled flooring, ceiling light fitting, chrome heated towel rail, airing cupboard for storage.

Externally

Outside, there is on-street parking right in front of the property. The low-maintenance rear yard offers a quiet space to relax, with paved patios, a raised seating area surrounded by mature greenery and a wooden shed for storage. A side gate provides rear access for the bins.

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.

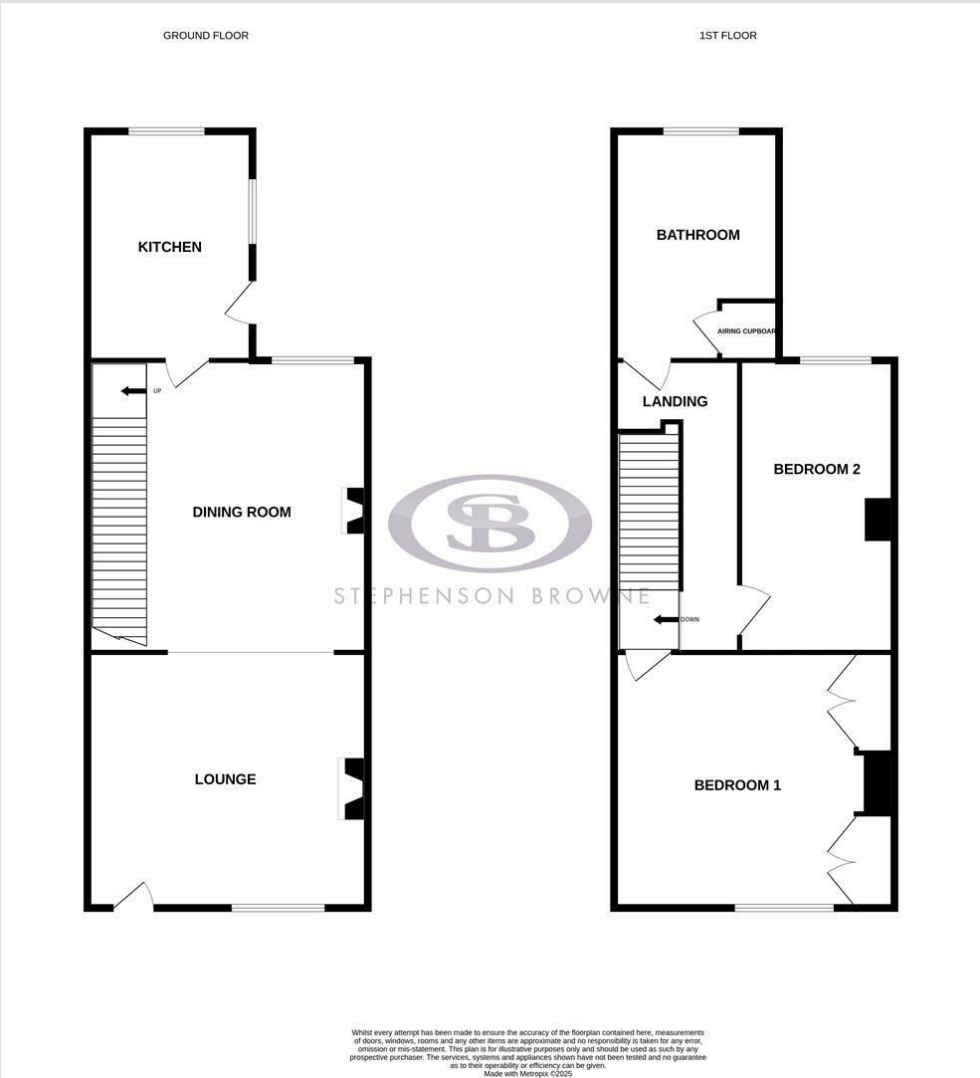
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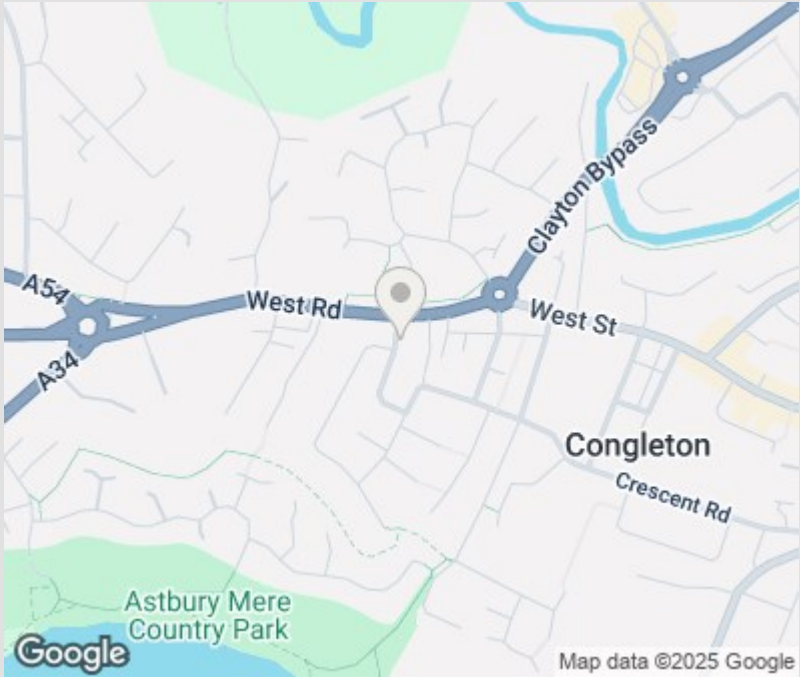




Floor Plan



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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