



12 Southbank Grove, Congleton,
CW12 3DU



STEPHENSON BROWNE



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£995 PCM



This mid terrace home is situated in a popular residential area and within walking distance to Congleton Town Centre and local amenities.

This three bedroomed home is deceptively spacious with plenty of storage space inside and outside of the property.

The property comprises of a good sized entrance hall, large lounge which can also be used as a Lounge/Diner, with plenty of natural light and privacy.

The kitchen has been newly fitted, complete with hob and oven and space for white goods.

Leading to the outside you will find a large outhouse with electricity, plumbing for a washer, (should you choose not to have your washer in the newly fitted kitchen) this outhouse area has potential to turn into a gym/office/utility or a storage area. There is also a gate to the side passage of the property.

The secure rear garden has a good degree of privacy and has recently been re-turfed and a new patio area laid making it perfect for friends and family BBQ's, plus a shed for even more storage.

Upstairs you will find two double bedrooms and a good sized single bedroom with plenty of storage cupboards. A modern bathroom with a bath and overhead shower.

Alongside the newly fitted kitchen this property has new flooring throughout.

At the front of the property is a low maintenance graveled area enclosed with a low wall.

Council Tax Band A. EPC - D Available Now



- Popular Location
- Enclosed Private Rear Garden
- Three Good Sized Bedrooms
- New Kitchen and Flooring Throughout
- Close to Primary Schools
- Close to Town Centre
- Spacious Accommodation - Perfect for families
- Cul de Sac Location
- Large Utility/Storage/Gym Area
- Available Now

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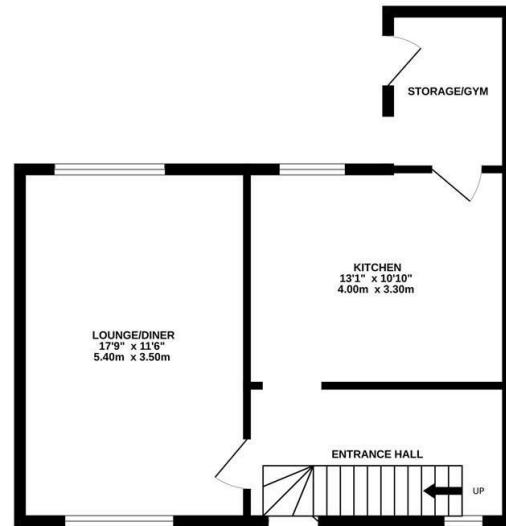


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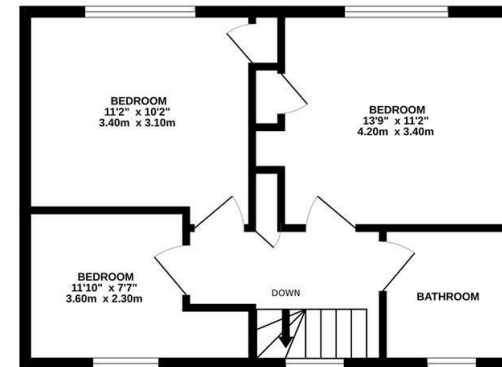


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GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 941sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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