



## 14 Kinsey Street, Congleton, Cheshire, CW12 1ES

Asking Price £125,000

- Two Bedroom Mid-Terrace Property
- Modern Family Bathroom
- EPC Rating C
- Good Size Dining Kitchen
- Low Maintenance Courtyard
- No Chain
- Separate Lounge
- Close Proximity to Congleton Town Centre



# 14 Kinsey Street, Congleton CW12 1ES

\*\*\*NEW PRICE\*\*\* £7,500 PRICE ADJUSTMENT\*\*\*

A two bedroom mid terrace property situated within close proximity of Congleton town and it's fabulous range of restaurants, wine bar and eateries.

The property internally comprises of a good size dining kitchen, separate lounge, two bedrooms & a modern family bathroom.

Externally the property has a low maintenance paved courtyard with delightful views of the Congleton town hall clock tower.

Offered with no upward chain.



Council Tax Band: A



### **Lounge**

12'1" x 11'5"

(maximum including stairway)

Front door, front aspect double glazed window, double panel radiator, stairway to the first floor, built in understairs storage cupboard, cupboard housing meters, power points and TV aerial point.

- Size : - 12' 1" x 11' 5" (3.68m x 3.48m)

### **Breakfast Kitchen**

12'4" x 11'3"

(maximum)

Fitted with a modern range of wall mounted and base level units with dark marble effect worktop surface incorporating a stainless steel sink and drainer. Built in stainless steel electric oven and grill with a stainless steel four ring gas hob and extractor hood with lighting over. Space for a fridge freezer, plumbing for an automatic washing machine, display shelving, part tiled walls and tiled effect lino flooring, rear aspect double glazed window, double glazed door giving access to the rear yard, double panel radiator and power points.

- Size : - 12' 4" x 11' 3" (3.76m x 3.43m)

### **First Floor Landing**

Power points, door through to:- - Size : -

### **Bedroom One**

11'6" x 8'9"

(maximum into alcove)

Front aspect double glazed window, double panel radiator, built in storage

cupboard and power points.

- Size : - 11' 6" x 8' 9" (3.50m x 2.66m)

### **Bedroom Two**

11'4" x 7'0"

(maximum)

Rear aspect double glazed window, double panel radiator, loft access and power points.

- Size : - 11' 4" x 7' 0" (3.45m x 2.13m)

### **Family Bathroom**

0'0" x 0'0"

Fitted with a white three piece suite comprising a panel bath, integral shower with shower head attachment, pedestal wash hand basin and low level W.C. Tiled walls, lino flooring, single panel radiator, built in storage cupboard and spot down lighting.

- Size : - 0' 0" x 0' 0" (0.00m x 0.00m)

### **Rear Yard**

Paved and walled courtyard garden area with paved patio seating area and walkways, fenced border and gated access to the rear.

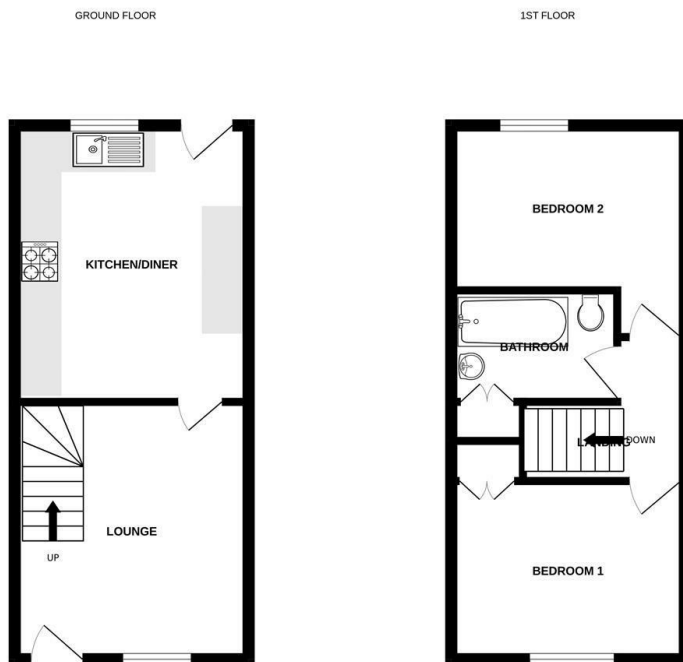
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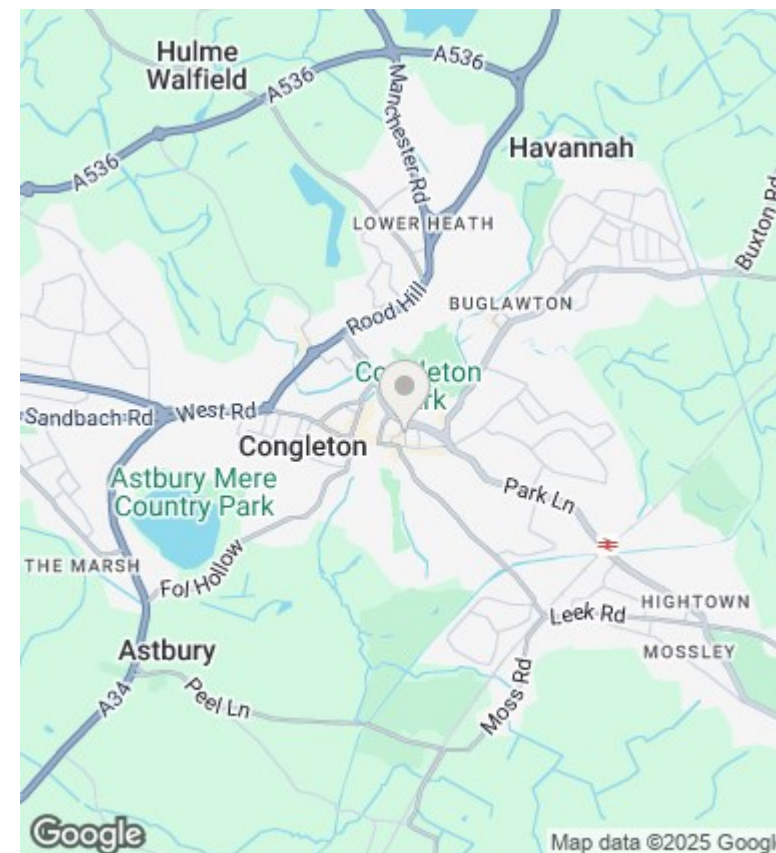








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for 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. Made with floorplan 0005



## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 