



3 Newcastle Road, Congleton, Cheshire, CW12 4HN

Asking Price £175,000

- Two Bedroom Semi- Detached Property
- Separate Kitchen
- Gardens To The Rear
- In Need Of Modernisation Throughout
- Family Bathroom
- Close To Local Amenities & Congleton Town Centre
- Open Plan Reception Room With Archway Into A Dining Area
- Masses Of Potential
- EPC To Be Confirmed

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A two-bedroom semi-detached property which offers both convenience and potential in equal measures, ideally situated centrally outside of Congleton town which boasts a wide variety of restaurants, coffee shops and amenities to suit, whilst West Heath shopping village is closely to hand. Astbury Mere Country Park, Back Lane playing fields along with an abundance of countryside walks are also on your doorstep.

The property is in need of modernisation and offers great potential to an array of purchasers whether it be first time buyers or budding landlords stepping onto the rental ladder or existing landlords wishing to increase their property portfolio.



Council Tax Band: B



Internally the property benefits from an entrance hall and then leads into an open plan lounge / dining room, whilst the separate kitchen is positioned at the rear of the home with access to the gardens. To the first floor there are two bedrooms and a good size bathroom, each room offering scope for personalisation.

Externally the property sits on a good size plot with gardens to the rear and patio area.

Congleton provides excellent access to the M6 Motorway networks with nearby junctions at either Sandbach or Holmes Chapel, with this side of town offering convenient access whilst avoiding traffic at peak times. Trunk roads including the opening of the new bypass provide a link between Stoke-On-Trent and Manchester, as does the local railway station.

There are excellent high schools and primary schools nearby alongside leisure facilities and plenty of open green spaces.

Offered with no upward chain and available for viewings immediately we feel a viewing is highly recommended.

Entrance Hall

Entrance door with access into the entrance hall, tiled flooring. Door and access to the lounge.

Lounge

22'9" x 12'11" max into 9'8"

Having a UPVC double glazed window to the front aspect. Two stained glass windows to the side aspect and a window to the rear aspect overlooking the gardens and patio area.

Wood effect mantle and tiled surround housing a fire sat on a hearth. Shelving for television unit.

Archway through to dining room and decorative coving to the ceiling.

Handy storage covered with access under the stairs.

Stairs to first floor landing.

Two double radiators.

Kitchen

13'3" x 6'8"

Having a window to the rear aspect.

Range of wall cupboard and base units with work surfaces over incorporating a stainless steel sink and drainer with chrome taps over space and plumbing for washing machine, space for fridge and freezer. Radiator. Door to the side aspect with access to the patio and garden area.

First floor landing

Having access to the bedrooms and bathroom. Access to the loft.

Radiator.

Bedroom one

12'11" x 10'2"

Having a UPVC double glazed window to the front aspect. Decorative coving

to the ceiling. Radiator.

Access to the bathroom.

Bedroom Two

13'9" x 6'8"

Having a UPVC double glazed window to the rear aspect. Decorative coving to the ceiling. Radiator.

Family Bathroom

12'7" x 6'7"

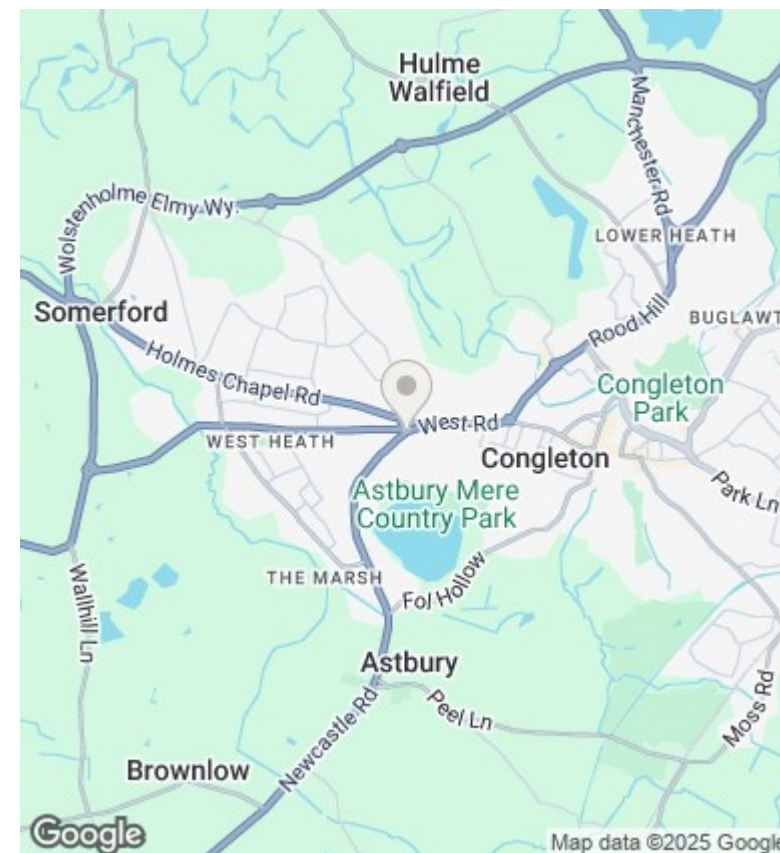
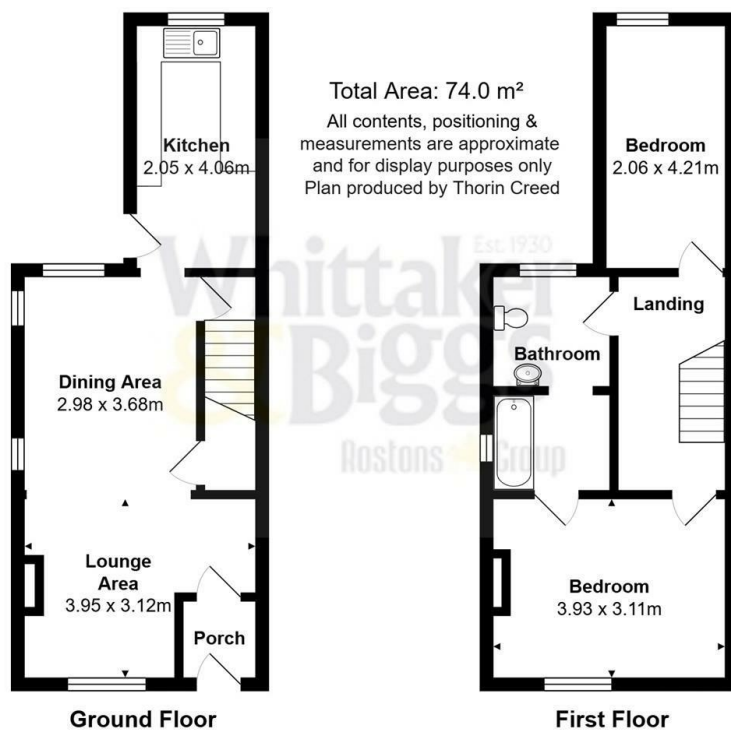
Having an obscure window to the side aspect and window to the rear aspect.

Comprising of a bath with shower over, pedestal wash hand basin, WC.

Vinyl flooring. Partially tiled walls. Radiator.







Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		