



Astbury Street, Congleton, CW12 4EG.
£170,000

Whittaker ^{Est. 1930}
& Biggs

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We are delighted to offer to the market this immaculately presented two-bedroom mid-terrace home, having been renovated by the current occupiers with a newly installed kitchen and flooring throughout the downstairs living area, creating a turnkey opportunity for the potential new owner.

You are welcomed into a light and airy lounge with a defined dining area, the kitchen as previously mentioned has been recently installed with on-trend white gloss units and integral appliances for your convenience.

There are two double bedrooms with the rear bedroom benefitting from an additional room which can be utilised as dressing area, office or playroom to suit your requirements.

The family bathroom is complemented with a bath and shower over. There is also a cellar which is ideal for additional storage.

Externally the property has a perfectly proportioned courtyard laid with artificial grass, with room to enjoy that all important alfresco summer dining and offers a good degree of privacy with you not being directly overlooked.

Located on the doorstep of the wonderful Astbury Mere Country Park, offering plentiful countryside walks, whilst for your convenience you are within walking distance of Congleton town and its range of shopping facilities, eateries and bars.

We welcome a viewing on this immaculately presented home to fully appreciate the location and accommodation this property offers.



Lounge 12' 2" x 11' 10" (3.7m x 3.6m)

Having a front entrance door with access directly into the lounge area. UPVC double glazed window to the front aspect. Wall light points. Wood effect laminate flooring. Radiator.

Dining Area 9' 10" x 9' 2" (3m x 2.8m)

Having a UPVC double glazed window to the rear aspect overlooking the courtyard. Wood effect laminate flooring. Access to the cellar. Radiator.

Kitchen 10' 10" x 6' 11" (3.3m x 2.1m)

Having a UPVC double glazed window to the side aspect and UPVC door with access to the courtyard. Having a range of high gloss wall cupboard and base units with worksurfaces over, tiled splash back incorporating a stainless-steel sink and drainer with chrome mixer tap over. Electric hob with extractor hood over, oven. Integral dish washer and washing machine. Double radiator. Wood effect laminate flooring. Housing the boiler.

Inner Hallway

Space for fridge freezer.

Family Bathroom 8' 4" x 6' 11" (2.535m x 2.11m)

Having a UPVC obscure window to the side aspect. Comprising of a three piece suite featuring a panel bath with shower attachment over, low-level WC with push flush, pedestal hand wash basin with chrome mixer tap over. Recessed downlights. Extractor fan, chrome heated towel rail. Wood effect laminate flooring.

Master Bedroom 12' 2" x 11' 10" (3.7m x 3.6m)

Having a UPVC double glazed window to the front aspect. Radiator. Access to the loft.

Bedroom Two 9' 10" x 9' 2" (3m x 2.8m)

Having a UPVC double glazed window to the rear aspect. Fitted cupboard. Radiator. Access to the third bedroom/dressing area

Bedroom Three/Dressing Area 12' 10" x 6' 11" (3.9m x 2.1m)

Steps down. Having a UPVC double glaze window to the side aspect. Radiator.

Externally

Paved courtyard with artificial grass. Access via gate to alleyway.

Note:

Council Tax Band: B

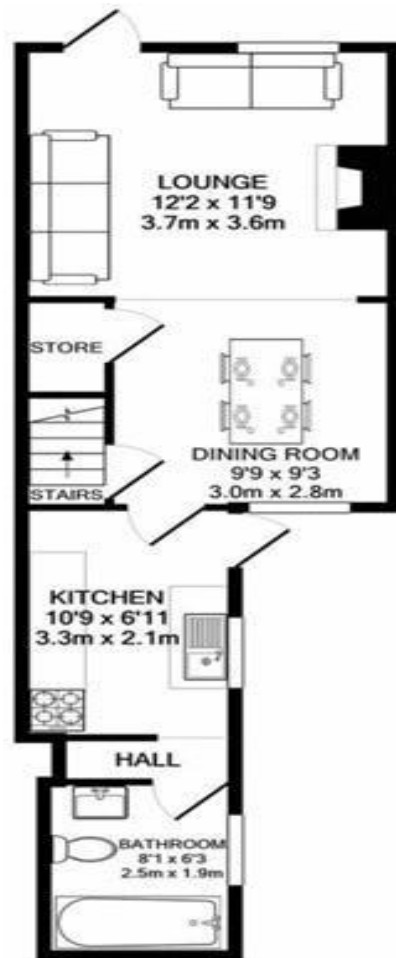
EPC Rating: D

Tenure: Leasehold









1ST FLOOR
 APPROX. FLOOR
 AREA 350 SQ.FT.
 (32.5 SQ.M.)

GROUND FLOOR
 APPROX. FLOOR
 AREA 398 SQ.FT.
 (37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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