



Willow Street, Congleton, CW12 1RL.
£125,000

Whittaker
& Biggs Est. 1930

Willow Street, Congleton, CW12 1RL.

This mid terraced house is an unfinished renovation project, ideal for those looking to buy an affordable home with works required. Although two bedrooms, the property has the potential to reconfigure the first-floor layout to create three bedrooms.

The ground floor has two spacious reception rooms and separate kitchen with access down to the cellar. Adjoining the kitchen is a useful utility room.

The entrance hallway, landing and dining room are in need of refurbishment, however there are original features such as Minton tiling and exposed brickwork which create character to the property.

Externally the rear aspect is a complete contrast with its rendered walls and paved rear yard which is of low maintenance and a good size.

Another highlight of this property has to be the close proximity of Congleton Park, which is adjacent plus a short walk away is Biddulph Valley Way, Congleton town is also within close proximity as well as local amenities such as the newly refurbished leisure centre.

An ideal project for those looking for a spacious home close to local amenities.



Entrance hall

Having a UPVC double glazed front entrance door, radiator, part original Minton tile flooring. Stairs two first floor landing.

Lounge 12' 6" x 11' 4" (3.80m x 3.45m)

Having coved ceiling, UPVC double glazed window to the front aspect, radiator.

Dining Room 12' 4" x 11' 9" (3.76m x 3.58m)

Having exposed brickwork, radiator. UPVC double glazed window and skylight.

Kitchen 9' 11" x 9' 3" (3.02m x 2.83m) plus access to the cellar

Having a range of wall mounted cupboard and base units with fitted work surface over, incorporating a circular stainless steel sink unit with matching drainer and mixer tap over. Integral electric double oven and grill with gas hob and extractor fan over. Plumbing for dishwasher. Radiator. UPVC double glazed window to the side aspect, tiled floor. Access down to cellar (not inspected).

Utility room

Having fitted work surface with space for washing machine and dryer, fixed shelving, UPVC double glazed obscured window and UPVC rear entrance door. tiled floor.

First Floor Landing

Having timber balustrade and metal twisted staircase rods with exposed floorboards, automatic sensor lighting. Access to loft space.

Bedroom One 15' 1" x 12' 4" (4.59m x 3.75m)

Having twin UPVC double glazed windows to the front aspect with views on the horizon over Congleton Park. Tiled feature fireplace to chimney breast, coved ceiling, built in wardrobes, radiator.

Bedroom Two 12' 0" x 11' 5" (3.66m x 3.49m)

Having exposed plasterboard, vaulted ceiling, UPVC double glazed window to the rear aspect, exposed floorboards.

Family Bathroom 9' 8" x 9' 2" (2.95m x 2.80m)

Having a panelled bath with electric shower over, wall mounted wash hand basin, low-level WC. UPVC double glazed obscured window to rear aspect, radiator. Feature built in alcove with shelving, open airing cupboard housing hot water cylinder. Automatic sensor lighting.

Externally

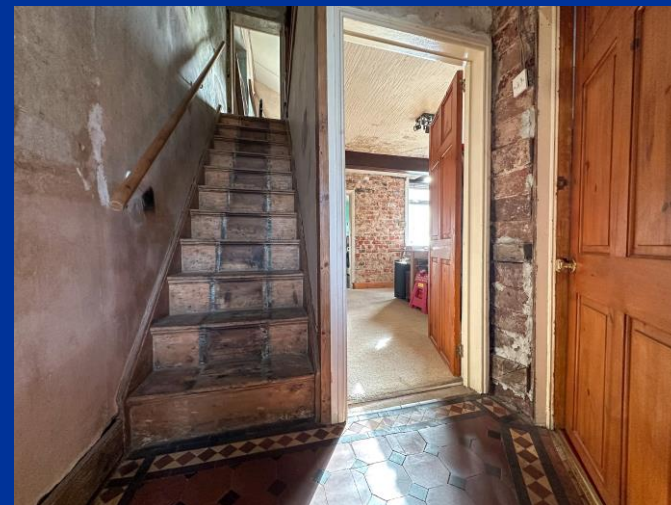
Fully enclosed rear yard, low maintenance paving with walled boundaries & gated rear access.

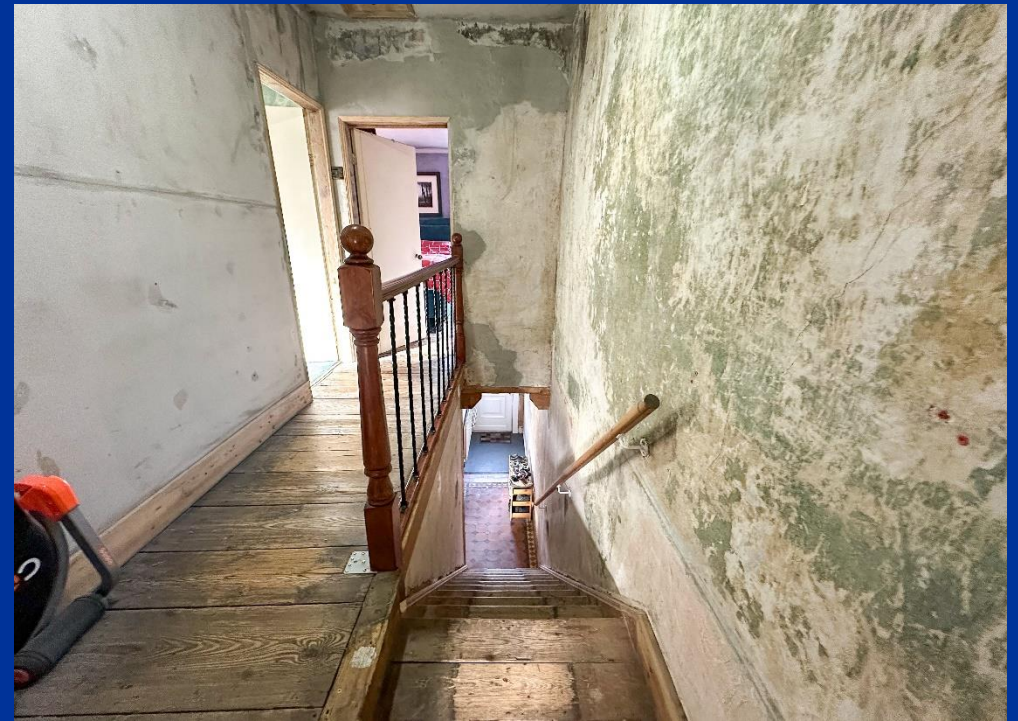
Note:

EPC Rating: D

Council Tax Band: A

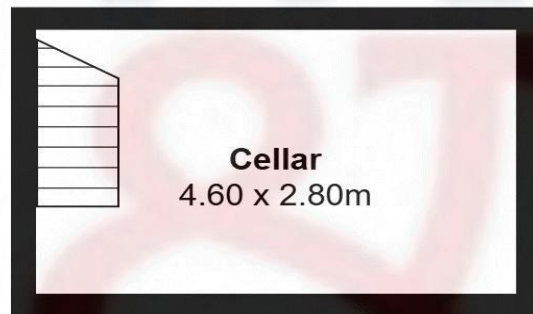
Tenure: Freehold



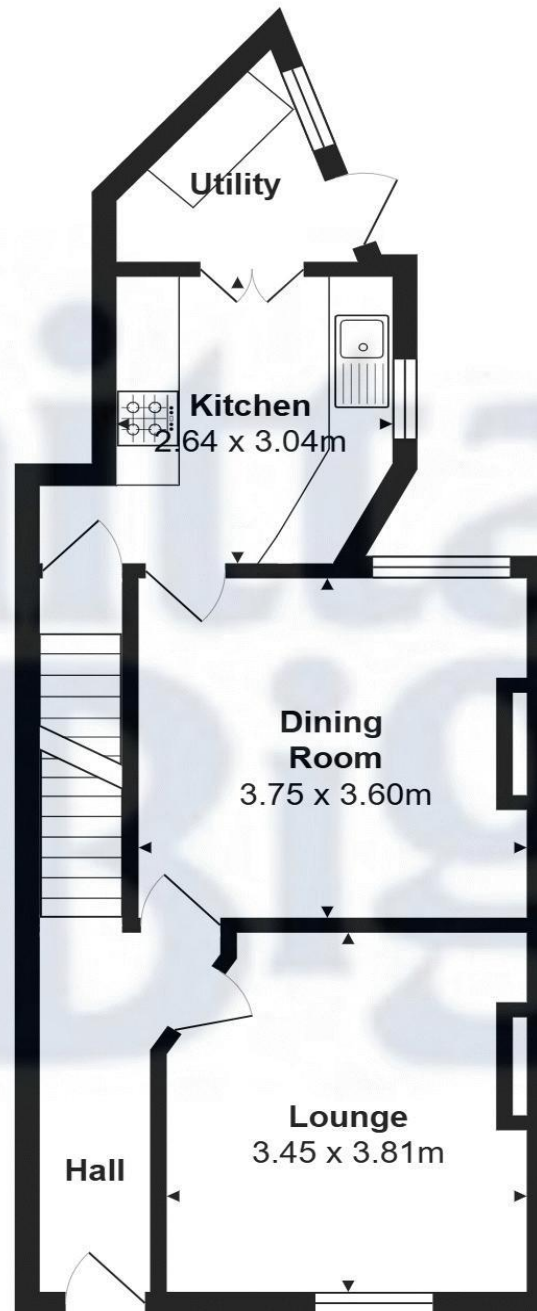


Total Area: 104.2 m²

All contents, positioning &
measurements are approximate
and for display purposes only
Plan produced by Thorin Creed



Basement



Ground Floor



First Floor



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16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

