



42 West Road
Congleton

£925 PCM



STEPHENSON BROWNE

42 West Road, Congleton CW12 4ES

£925 PCM

Available from early August this town house on West Road in the charming town of Congleton, this modern semi-detached house offers a delightful living experience for those seeking comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or professionals looking for a spacious home.

Upon entering, you are greeted by an inviting open plan living area that seamlessly connects to the kitchen, creating a warm and welcoming atmosphere. The ground floor features French doors that lead to an enclosed rear courtyard, ideal for enjoying a morning coffee or hosting summer gatherings.

The first floor comprises two generously sized bedrooms, accompanied by a family bathroom, providing ample space for relaxation and privacy. Ascend to the second floor, where you will find the master suite, complete with a dressing area, offering a tranquil retreat at the end of the day.

This property also benefits from parking for one vehicle, ensuring convenience for residents. Located just a short distance from the town centre, you will have easy access to local amenities, shops, and transport links.

The minimum tenancy period is six months, with long-term tenants preferred. Please note that, regrettably, pets such as cats and dogs are not permitted.

This home presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss your chance to make this lovely property your new home.

Important notice

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask any more specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

ENTRANCE HALL

Tiled floor and stairs leading to the first floor

OPEN PLAN LIVING AREA

25'8" x 13'1" (7.82 x 3.98)

A fantastic open plan kitchen, lounge, diner, with dual aspect windows to the front and rear and glazed door opening into the enclosed courtyard. The kitchen area is well appointed with base and eye level units incorporating a breakfast bar. Additional space for fridge and freezer. Inset oven hob and extractor hood. Cupboard providing small utility area including an automatic washing machine.

The remainder of the living space is open with a laminate floor.

BEDROOM TWO

13'0" x 8'6" (3.96 x 2.60)

Two windows to the rear elevation, radiator.

BEDROOM THREE

10'1" x 7'4" (3.07 x 2.23)

Window to the front elevation. Radiator.

BATHROOM

Panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low level wc. Half tiled walls and floor. Radiator.

MASTER SUITE

25'9" x 9'8" (7.86 x 2.94)

Dual aspect windows. Dressing area with built in hanging and shelving. Radiator. En suite shower room comprising fully enclosed shower cubicle, pedestal wash hand basin and low level wc

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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