

## 48 Wilbraham Road, Congleton, CW12 3HW



**Wilbraham Road in Congleton, this delightful two-bedroom mid-terrace house presents an excellent opportunity for those seeking a project to make their own.**

**This home is ready for renovations, allowing you to personalise it to your taste and style. Whether you are a first-time buyer, a small family, or an investor looking for a promising opportunity, this property is brimming with potential!**

**£130,000**

**Entrance**

Upvc double glazed door into hallway with radiator and light.

**Lounge 14'02 x 10'11**

Two Upvc double glazed windows to front elevation and radiator.

**Kitchen 15'02 x 9'11**

Two Upvc double glazed windows to rear elevation, stainless steel sink unit with drainer, radiator, two storage cupboards, pantry with light and Upvc double glazed obscured glass window to rear.



**Stairs to first floor**

Loft Access, Upvc double glazed window to rear elevation.

**Bedroom One 11'10 x 10'11**

Upvc double glazed window to rear elevation and radiator.

**Bedroom Two 13'09 x 9'10**

Upvc double glazed window to front elevation and radiator.

**Bathroom**

Upvc double glazed obscured glass window to front elevation, fully tiled walls, vanity wash hand basin and storage unit, panel bath with mains fed shower over, ladder towel rail, airing cupboard housing combi boiler.



**Externally**

**To front-** Block paved driveway for two vehicles.

**To Rear-** Patio and lawn with detached outhouse, composite fencing to sides and rear, gated access to alley way for bin access.



**EPC – tbc**

**Council Tax- A**

**Tenure- Freehold**

**Viewing Arrangements:**

Strictly by appointment through the selling agent, Cheshire Property.  
Telephone 01270 766656.

**Hours of Business:**

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

**Important Notice:**

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.







