



49 Welles Street

CW11 1GU

O.I.R.O £185,000



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STEPHENSON BROWNE

Stunning presentation throughout, this charming mid-terrace traditional home is the perfect first time purchase or down sizing opportunity. Only a short walk from the town centre and on the doorstep of all the desired local amenities.

The residence opens from a separate entrance hallway providing access into the principal reception room and stairs to the first floor. Open plan lounge diner with archway separation, all beautifully presented and hosting French doors that step straight out onto the courtyard, further to a large cupboard for under-stairs storage. High specification, modern fitted kitchen with a range of wall and base units with work surfaces over, integrated electric oven and hob with extractor hob, additional access out onto the patio.

To the upstairs, there are two very well sized bedrooms with the principal bedroom on the front elevation running the full width of the home and providing excellent accommodation. Well sized second bedroom with window looking out onto the courtyard. Modern fitted three piece bathroom suite with shower over the bath.

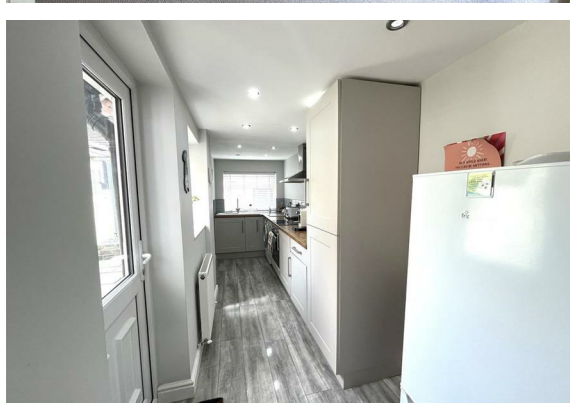
To the outside, the home enjoys a super low maintenance, fully enclosed and gated private courtyard with patio paving.

The property is heated via a combination gas boiler, serviced annually. Fully UPVC double glazed.

Proximate to M6 Motorway and other desired commuting links.

Unallocated on street parking available.

Ideal first time purchase opportunity.



Entrance Hallway

15'2" x 3'0"

Living Room

11'8" x 10'11"

Dining Room

11'11" x 11'2"

Kitchen

17'5" x 5'1"

Landing

12'0" x 5'4"

Bedroom One

14'4" x 11'7"

Bedroom Two

11'9" x 8'7"

Bathroom

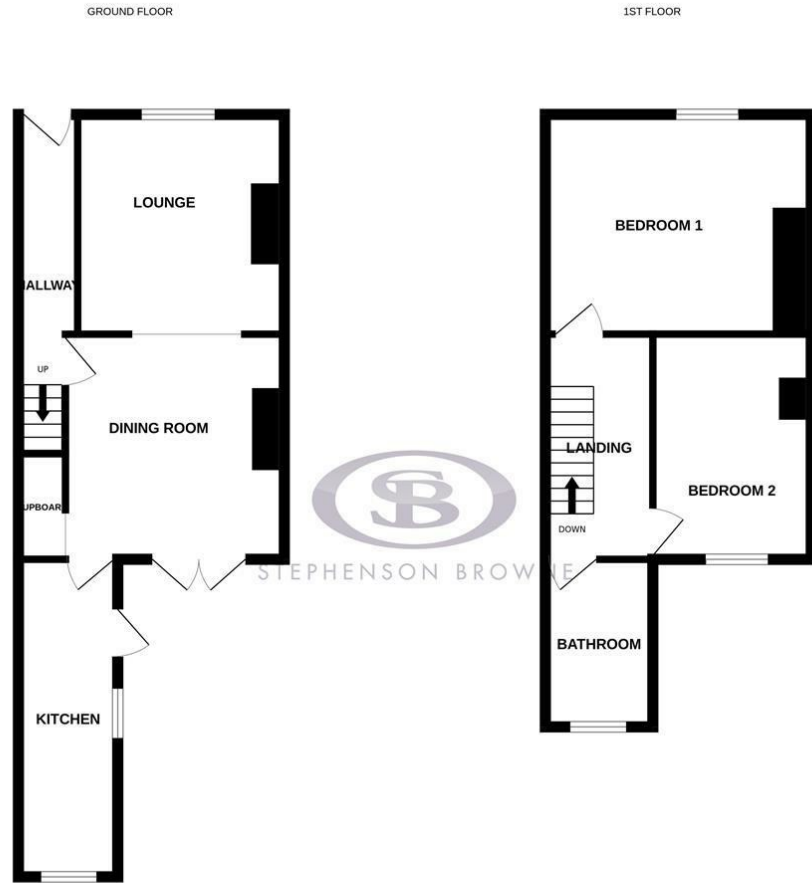
8'10" x 5'6"



- Charming Traditional Terrace
- Open Plan Lounge Diner
- Modern Fitted Kitchen
- Two Generous Bedrooms
- Three Piece Upstairs Bathroom
- Low Maintenance Enclosed Courtyard
- Walking Distance to Town Centre
- Very Well Presented Throughout
- Council Tax Band B
- Perfect First Time Purchase



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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