16 John Street,
Congleton, CW12 4DN



NO UPWARD CHAIN – EXCELLENT INVESTMENT OPPORTUNITY!

Welcome to John Street, situated on a quiet pedestrianised street, this well-proportioned two-bedroom property presents an excellent opportunity for investors, first-time buyers or those looking to downsize.
Conveniently located close to local amenities and transport links, the property benefits from a spacious lounge, fitted kitchen, bathroom, two good-sized bedrooms and a fully enclosed rear courtyard garden.

Early viewing is highly recommended to appreciate the potential and location on offer.

£130,000

Cheshire Property
2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance
Composite double-glazed front door opening into:

Lounge – 12’04” x 11’05”
UPVC double-glazed window to the front elevation, wall-mounted gas fire, built-in unit housing the electric meter and radiator. Internal door leading to:





Kitchen – 12’00” x 10’05”
UPVC double-glazed window to the rear elevation. Fitted with a range of base and wall units, stainless steel sink unit with drainer and tiled splashbacks. Space and plumbing for a washing machine, space for a cooker and fridge/freezer, and radiator.





Bathroom – 7’11” x 6’00”
Fitted with a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. Part-tiled walls, UPVC double-glazed window to the rear elevation, radiator, airing cupboard and loft hatch.



Inner Hallway
Composite door providing access to the rear courtyard, radiator and staircase rising to the first floor.

Bedroom One – 12’05” x 11’03”
UPVC double-glazed window to the front elevation, built-in storage cupboard/wardrobe, radiator and loft access.



Bedroom Two – 10’05” x 9’01”
UPVC double-glazed window to the rear elevation and radiator.



Externally
To the Front: Pedestrianised frontage.
To the Rear: Fully enclosed courtyard garden with gated access and outside tap.









EPC- D
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.

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