



STEPHENSON BROWNE

Canal Road, Congleton

CW12 3AT



£140,000

Description

Situated in one of the most sought-after areas of Congleton, this two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers or investors looking to put their own stamp on a home. Ideally positioned within walking distance of Congleton Town Centre, the property also benefits from close proximity to Congleton Railway Station, picturesque canal-side countryside walks, and a selection of well-regarded schools.

Internally, the property features a welcoming living room that flows seamlessly into the dining room, with both spaces benefitting from attractive working feature fireplaces. The dining room leads through to the kitchen, which offers ample space for appliances. Beyond the kitchen, an inner hallway provides access to the main bathroom and external access out into the rear yard. To the first floor are two well-proportioned bedrooms, both benefiting from built-in storage with the back bedroom housing the gas central heating boiler.

Externally, the property offers off-road parking to the front, along with gated rear access ideal for bins and added convenience. The low-maintenance rear yard provides enough space for a small table and chairs or alternatively a shed for outdoor storage.

Properties in this location are always in high demand, so don't miss the opportunity to view and appreciate the potential this home has to offer. Early viewing is highly recommended.



Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

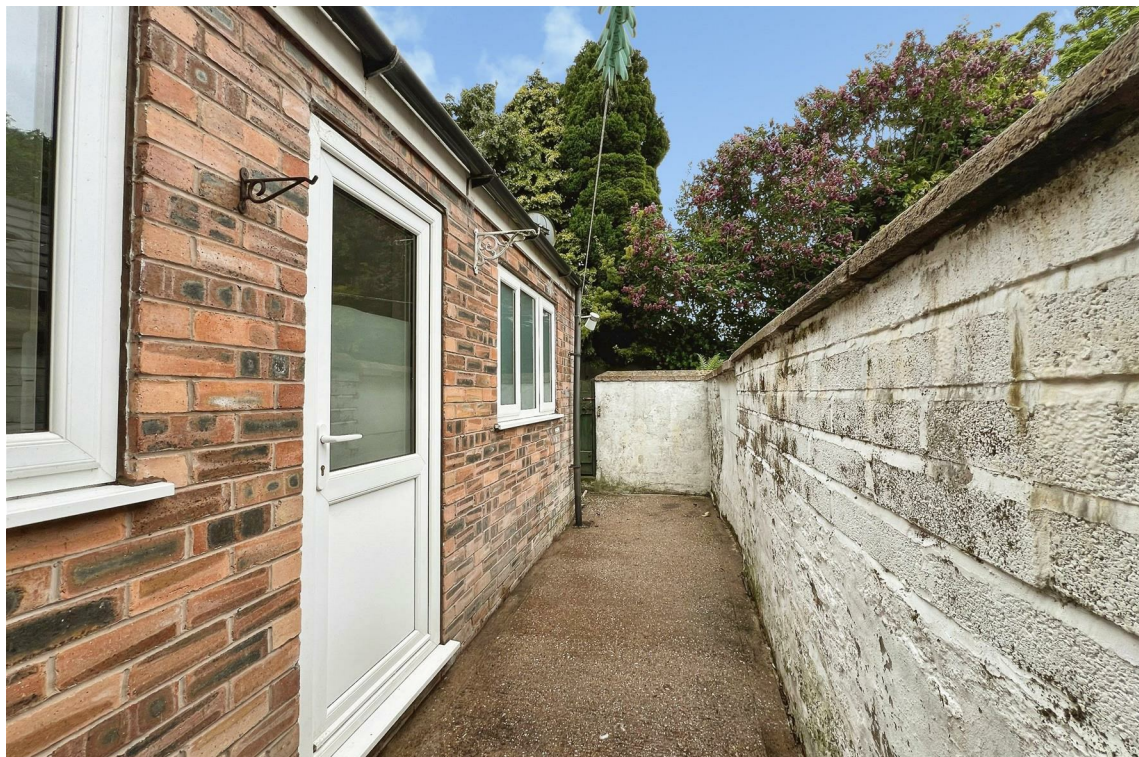
Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

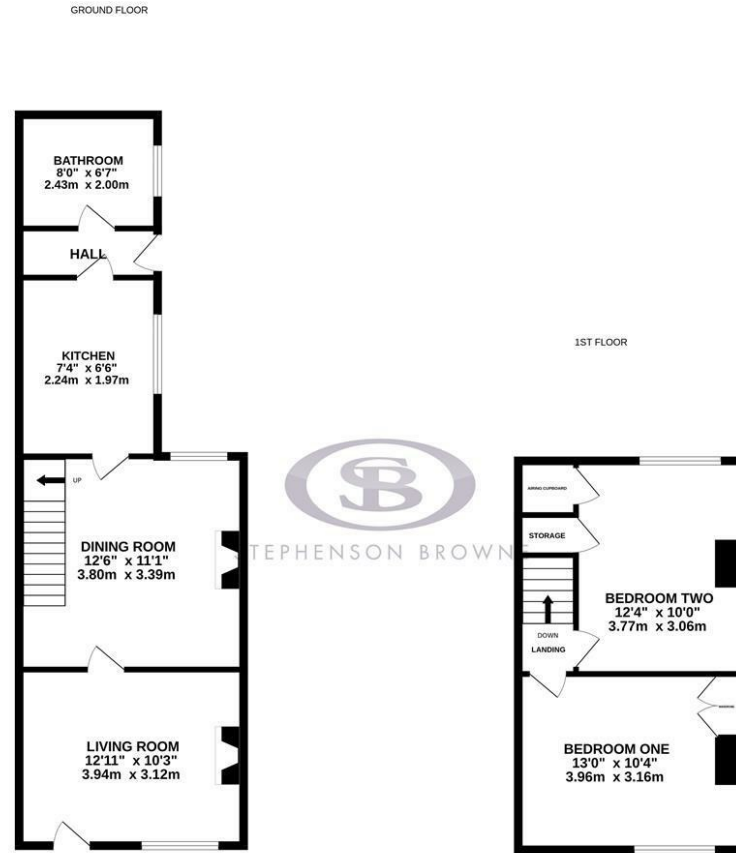
AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





Floorplans



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 as to their operability or efficiency can be given. Made with Metropix ©2026

Area Map



EPC Rating

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

Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

T: 01260 545600 E: congleton@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk