Timothy a brown

BEST ESTATE AGENT GUIDE AWARDS 2025 WINNER SALES
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BEST ESTATE AGENT GUIDE AWARDS 2025 TOP 500 SALES & LETTINGS
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BRITISH PROPERTY AWARDS 2025 GOLD WINNER
ESTATE AGENT IN CONGLETON

79 Havannah Street

Congleton, Cheshire CW12 2AT

Selling Price: £164,950

- MID TERRACE REQUIRING UPDATING
- THREE BEDROOMS
- REAR GARDEN
- POTENTIAL FOR OFF ROAD PARKING (SUBJECT TO PLANNING)
- POPULAR LOCATION
- CLOSE TO LOCAL SCHOOLS & AMENITIES

Competitively and realistically priced

Three bedroom mid terrace property requiring updating situated on an established residential development, being close to local amenities and schools.

The accommodation briefly comprises: entrance hall, lounge, dining kitchen, three bedrooms and a shower room.

The property also benefits from gas central heating, double glazed, a block paved garden frontage (ideal for off road parking subject to planning) and an enclosed private rear garden.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : Stairs to first floor. Door to:

ENTRANCE : PVCu double glazed front door to:

LOUNGE 17' 5'' x 11' 0'' (5.30m x 3.35m): Living flame gas fire with surround. Two double glazed windows. Two radiators. Coving to ceiling. Door to:

DINING KITCHEN 14' 8'' x 13' 1'' (4.47m x 3.98m): Double glazed window to rear. Coving to ceiling. Oak timber style range of wall and base units with work surfaces over. Single bowl sink and drainer with tiled splashback. Cooker point. Space and plumbing for washing machine. Integral fridge freezer. Door to lobby with store housing the gas central heating boiler. Door to front and rear.

First Floor :

LANDING : Double glazed opaque window. Radiator. Loft access. Doors to all rooms.

SHOWER ROOM : Two PVCu double opaque windows. Coving to ceiling. White suite comprising: low level W.C, wash hand basin with vanity units and double shower cubicle. Chrome heated towel rail. Fully tiled walls.

BEDROOM 1 FRONT 11' 6'' x 10' 0'' (3.50m x 3.05m): Double glazed window to front aspect. Radiator. Television aerial point. Built-in storage cupboard.

BEDROOM 2 FRONT 11' 0'' x 9' 8'' (3.35m x 2.94m): PVCu double glazed window to front aspect. Coving to ceiling. Radiator.

BEDROOM 3 REAR 7' 11'' x 7' 4'' (2.41m x 2.23m) plus cupboard recess: PVCu double glazed window to rear aspect. Coving to ceiling. Built-in wardrobe.

FRONT : Spacious block paved frontage ideal to create off road parking.

REAR : There is a block paved garden with trees and an outside tap and light.

TENURE : Freehold (subject to solicitors verification).

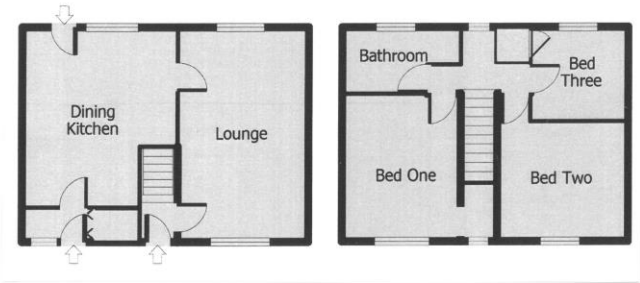
SERVICES : All mains services are connected (Although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 2AT



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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