



3 Fern Crescent, Congleton, CW12 3HF

£175,000

- Two Double Bedroom Semi -Detached Home
- Dining Kitchen Equipped With Integral Appliances
- Gated Block Paved Driveway Providing Ample Off - Road Parking
- Superb Size Gardens & Frontage
- Useful Storage Cupboard & Downstairs WC
- Close To Local Amenities Of Congleton Town Centre & Railway Station
- Formal Lounge Featuring a Cosy Multi Fuel Burner
- Double Width Walk-in Shower Cubicle
- Ideal For First-time Buyers & Downsizees Seeking a Property With Potential

3 Fern Crescent, Congleton CW12 3HF

A fantastic opportunity for purchasers looking to create a home of their own, complemented by superb-sized gardens offering exciting potential for the keen gardener.

This two-bedroom semi-detached property presents an excellent opportunity for those wishing to modernise and personalise a home to their own taste and specification. Set behind a good-sized frontage, the property benefits from gated access providing private off-road parking.



Council Tax Band: A



To the rear, the superb-sized gardens are a real highlight, providing a wonderful blank canvas just waiting for a keen gardener to transform. With plenty of space to create landscaped areas, seating and entertaining spaces, vegetable plots or simply a beautiful family garden, the outside space offers fantastic scope to make it truly your own.

Internally, the ground floor comprises a formal lounge with cosy log burner perfect for those cooler seasons, a dining kitchen, downstairs WC and useful storage cupboard, whilst to the first floor are two double bedrooms and a shower room.

The property is conveniently positioned within easy reach of Congleton town centre and the railway station, providing access to an excellent range of shops, independent eateries, amenities and transport links.

For those who enjoy the outdoors, beautiful countryside is also close at hand, with Macclesfield Canal, Bosley Cloud and numerous countryside walks within the surrounding area.

Offering generous gardens, private parking and plenty of potential, this is an exciting opportunity for purchasers looking for a property they can enhance, improve and truly make their own.

Entrance Hallway

Having a UPVC double glazed front door with access to the ground floor accommodation and stairs to the first floor landing. Double radiator.

Lounge

11'10" x 11'8" into 10'1"

Having a UPVC double glazed window to the front aspect . Feature fireplace

housing a multi fuel burner sat on a stone hearth with wooden mantle and surround, double radiator and wall light point .

Dining Kitchen

7'5" x 12'6"

Having two double glazed UPVC windows to the rear aspect. Comprising of range of wall cupboard and base units with work surfaces over and matching up stands, incorporating a 1 1/2 bowl stainless steel sink and drain it with mixer tap over. Hob with extractor fan over, integral oven and washing machine and integral fridge and freezer. Double radiator. Vinyl flooring.

LED spotlights to the kickboards.

Inner Hallway

Having a UPVC double glazed door with access to the outside and to the under cover lean to

Under stairs storage cupboard with a UPVC double glazed window to the side aspect.

WC

4'1" x 2'7"

Having a UPVC double glazed window to the rear aspect

Comprising of a two piece suite featuring WC, wall mounted wash and basin with chrome mixer up over. Double radiator. Vinyl flooring. Fully tiled walls.

First Floor Landing

Having access to the bedrooms and bathroom. Access to the loft. Having a UPVC double glaze window to the side aspect.

Bedroom One

9'5" x 11'10"

Having a UPVC double glaze window to the front aspect. Double radiator. Handy storage cupboard housing the boiler.

Bedroom Two

9'2" x 10'0"

Having a UPVC double glazed window to the rear aspect. Double radiator.

Shower Room

5'9" x 6'4"

Having a UPVC double glazed obscure window to the rear aspect.

Comprising of a double width shower cubicle with rainfall showerhead and separate shower attachment over, wall mounted wash and basin with chrome mixer tap over, WC with push flush. Wall mounted mirrored cupboard. Wall mounted radiator. Vinyl flooring. Aqua panelling to walls.

Externally

To the front of the property there is a blocked paved driveway with ample private parking access via double gates

Access to the rear of the property and covered lean to with direct access to the rear gardens.

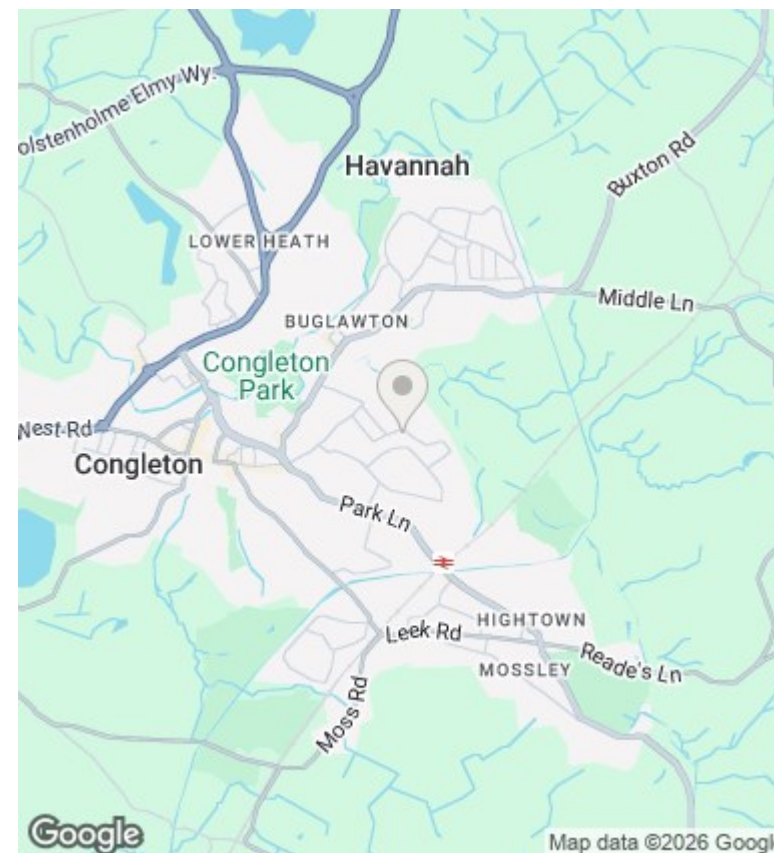
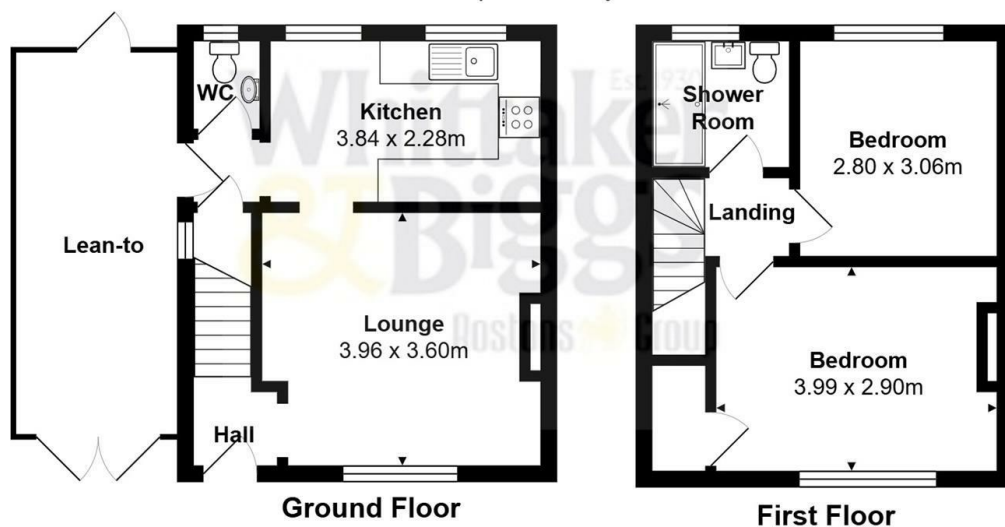
Having a superb size rear garden with additional potting area and vegetable patch . Fully established gardens with mature trees and shrubbery, two outside sheds both with power and lighting, proving to be useful for the keen gardener.





Total Area: 59.8 m² (excluding lean-to)

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC