



STEPHENSON BROWNE

## Southbank Grove, Congleton

CW12 3DU



£1,100 PCM

## Description

Welcome to this charming three-bedroom mid-terrace home located on Southbank Grove in the picturesque town of Congleton. Spanning an impressive 1,023 square feet, this property offers a perfect blend of modern living and comfort.

As you enter, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The heart of the home is undoubtedly the large, modern fitted kitchen, which is designed for both functionality and style. This space is ideal for family meals or hosting friends.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those needing extra room for guests or a home office. The modern bathroom features a bath with an overhead shower, ensuring convenience and comfort for all.

Step outside to discover a private garden, complete with a lovely patio area, perfect for enjoying the outdoors during warmer months. Additionally, the outhouse in the garden is a fantastic feature, equipped with plumbing for a washing machine, offering practicality and extra storage space.

This delightful home is situated in a friendly neighbourhood, making it an excellent choice for families or anyone looking to enjoy the charm of Congleton. Available July 2026.

Pets considered via written application only.



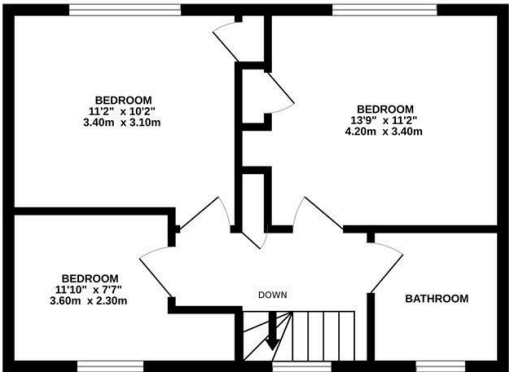
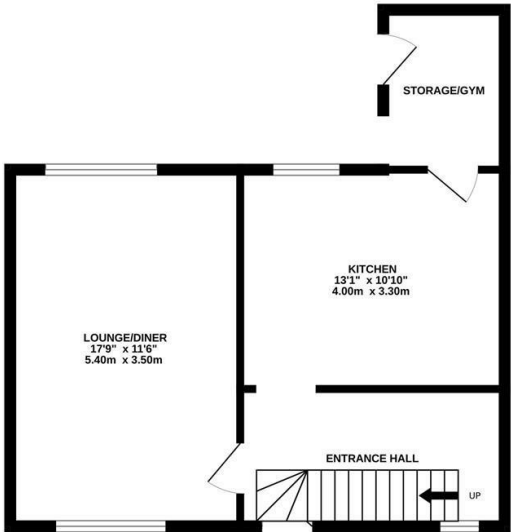
## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

Floorplans

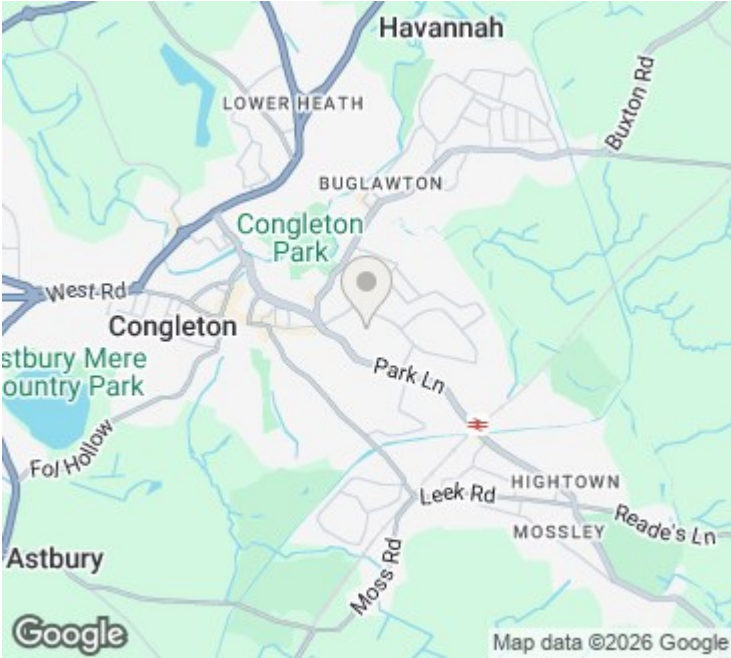
GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 941sq.ft. (87.4 sq.m.) approx.  
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.  
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Area Map



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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

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