



4C BOOTH STREET, CONGLETON, CW12 4DG

£175,000



STEPHENSON BROWNE

This beautifully presented two-bedroom mid-terrace home, renovated approximately five years ago, is perfectly positioned on the edge of Congleton Town Centre, placing a fantastic range of amenities right on your doorstep. A short stroll brings you to the town's selection of shops, restaurants and bars, while Tesco Extra, the Shell Garage, and the popular Astbury Mere Country Park are all within easy reach.

Ideal for first-time buyers, investors, or those seeking to downsize, the property offers a superb blend of modern living and convenience. On entering, you are welcomed into an entrance hall that leads directly into a generous, light-filled lounge. Beyond this is the contemporary kitchen/dining area, complete with integrated appliances and stylish tri-fold doors opening out to the rear yard.

Upstairs, the home features two well-proportioned bedrooms and a sleek, modern shower suite.

Externally, there is on-street parking to the front and a low-maintenance paved yard to the rear, which includes access to useful under-stair storage and a gated rear exit for bin access.

A wonderfully located, move-in-ready home offering comfort, style and practicality in equal measure. We can't imagine this one will stick around for long!



Entrance Hall

External front entrance door, direct access into the lounge and stair access to the first floor accommodation, central heating radiator.

Lounge

15'3" x 17'10" (4.65 x 5.45)

UPVC double glazed window to the front elevation with shutters, two ceiling light fittings, carpet flooring, central heating radiator, ample power points.

Kitchen/Dining Room

16'9" x 9'11" max (5.12 x 3.04 max)

Modern kitchen comprising high gloss wall and base units with work surface over, stainless steel sink with single drainer and mixer tap, integrated electric oven and hob with extractor over, dishwasher, space for fridge freezer, space for washer/dryer, ceiling spotlights, tile effect flooring, central heating radiator, ample power points, UPVC double glazed window and trifold doors to the rear elevation.



Landing

Giving access to all first floor accommodation.





Bedroom One

17'3" x 9'10" (5.28 x 3.00)

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bedroom Two

10'3" x 7'4" (3.14 x 2.26)

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Shower Room

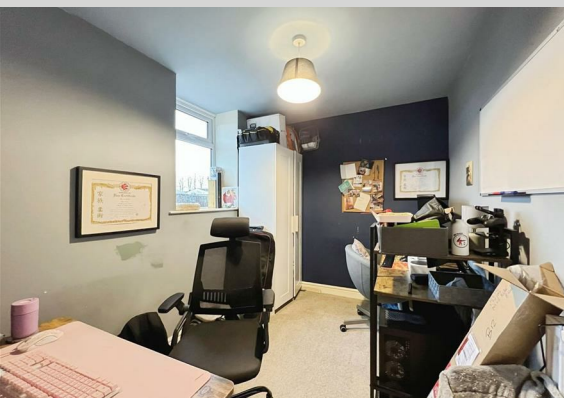
7'10" x 4'3" (2.40 x 1.30)

Three piece suite comprising low level WC, hand wash basin with mixer tap and storage cupboard underneath, walk in mixer shower with fitted rainfall style shower head and removable shower head, panel splash back and sliding glass shower door, heated towel rail, extractor fan, ceiling spotlights, UPVC double glazed window to the rear elevation.



Externally

Externally, the front of the property offers on-street parking directly outside. To the rear, there is a well-kept, low-maintenance yard featuring a paved patio, bordered by a wooden fence with gated access for bin storage. The under-stairs storage area can also be accessed from the rear, providing convenient space for household or outdoor items. There is ample room for an outdoor dining set, perfect for enjoying the summer months.



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?

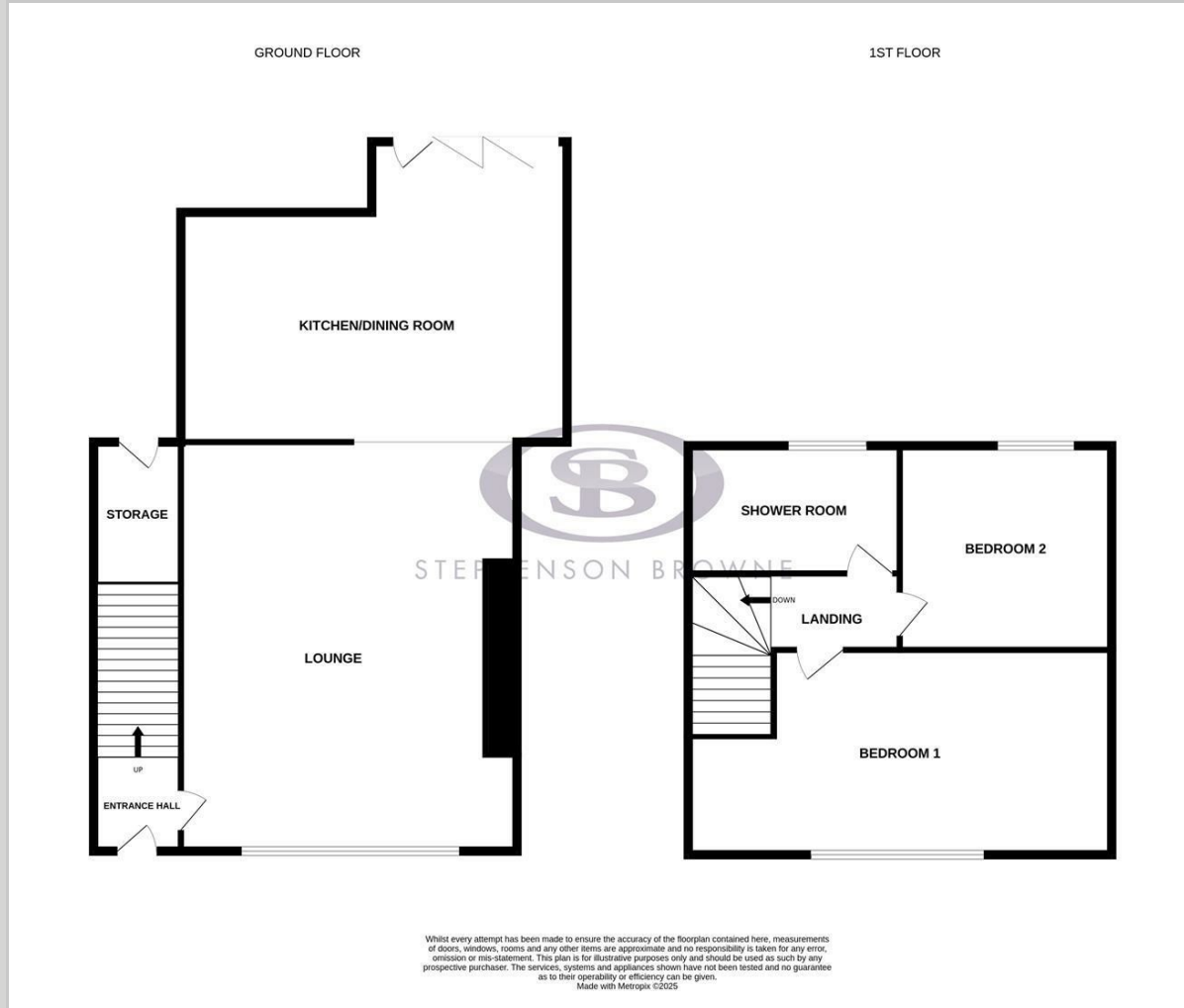
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

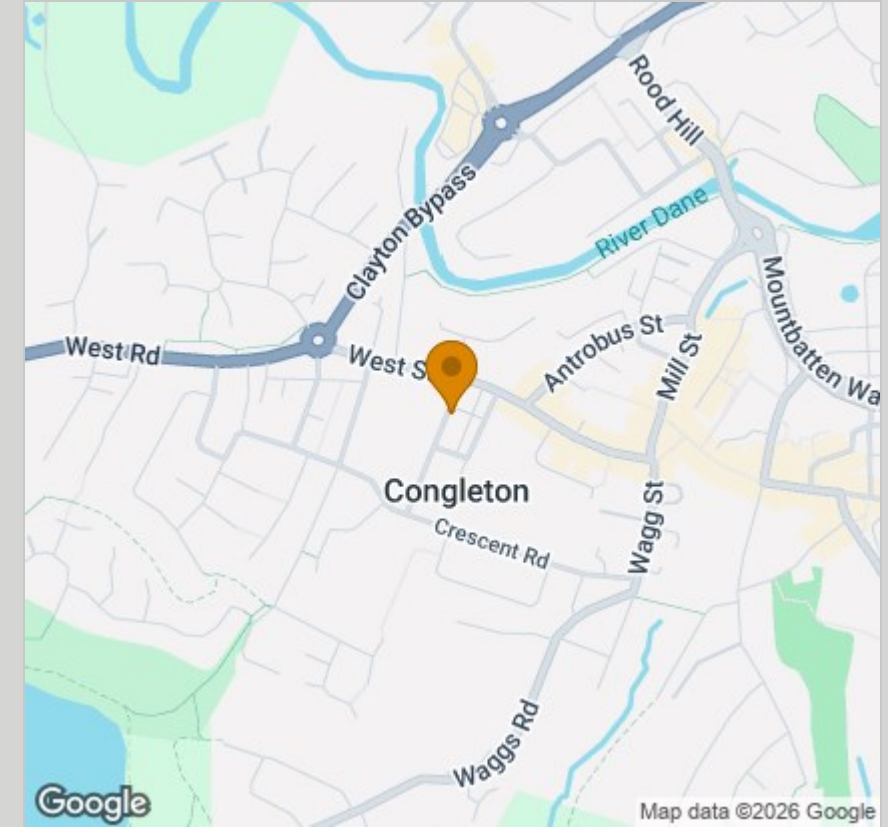
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.



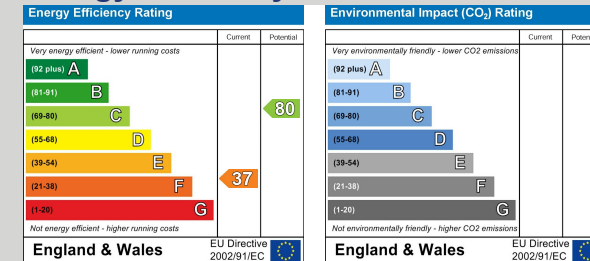
Floor Plan



Area Map



Energy Efficiency Certificate



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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