



STEPHENSON BROWNE

Three Fields Close, Congleton

CW12 4PU



Offers Over £250,000

Description

Occupying a pleasant position within the ever popular area of West Heath, this beautifully maintained two-bedroom semi-detached true bungalow on Three Fields Close offers a wonderful blend of comfort, practicality and potential, making it an ideal home for a variety of buyers.

The property boasts a stylish and contemporary shower room alongside a modern fitted kitchen with additional utility space, whilst still offering exciting scope for a new owner to add their own style and personal touches.

Location is key, with West Heath Precinct, excellent transport links and the scenic Astbury Mere Country Park all within easy walking distance, perfectly balancing convenience with a peaceful residential setting. The property also benefits from easy access to the town centre, local amenities and commuter links including the A500 and M6. West Heath continues to be one of the area's most desirable locations for those seeking both convenience and a strong sense of community.

Internally, the accommodation is both welcoming and well proportioned, comprising an entrance hall leading through to a spacious lounge/diner, ideal for both relaxing and entertaining. The fitted kitchen is thoughtfully arranged with the added benefit of a useful utility area, whilst two generous bedrooms are served by a sleek and modern shower suite.

Externally, the property continues to impress with ample off-road parking for up to three vehicles, leading to a detached garage. The front garden features an attractive decorative stone gravel area, enhancing the home's kerb appeal, whilst gated side access opens into the private rear garden. A truly delightful outdoor space, the rear garden enjoys a paved patio area alongside an array of established flower beds, mature plants and trees, creating a peaceful and colourful setting to enjoy throughout the warmer summer months.



Room Descriptions

Entrance Hallway

External front entrance door, wood effect flooring, central heating radiator, ceiling light fitting, access to loft void, direct access into storage cupboard. power points, further access to ground floor accommodation.

Lounge

15'7" x 10'10"

Sliding patio doors to the rear elevation, ceiling light fitting, carpet flooring, gas feature fireplace, central heating radiator, power points.

Kitchen

8'11" x 8'9"

Modern fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, integrated hob with extractor over, integrated eye level double oven, surface power points, central heating radiator, ceiling spotlights, wood effect flooring, UPVC double glazed window to the side elevation, direct access into the utility.



Utility

9'1" x 4'5"

UPVC double glazed window to the rear elevation, base unit with work surface over, inset sink with single drainer and mixer tap, space and plumbing for a washer and dryer, space for fridge freezer, houses the boiler, central heating radiator, wood effect flooring, ceiling light fitting, external access door leading out into the rear garden.



Bedroom One

14'2" x 9'10"

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



Bedroom Two

11'0" x 10'0"

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



Shower Room

6'4" x 5'5"

Stylish shower suite with vanity unit including low level WC, hand wash basin with mixer tap, walk in mixer shower with paneled splash back, removable shower and assistance hand rail, chrome heated towel rail, wood effect flooring, ceiling spotlights, UPVC double glazed opaque window to the side elevation.

Detached Garage

15'10" x 8'2"

Double garage door, window to the rear elevation.

Externally

Externally, the property benefits from off-road parking for up to three vehicles, leading to a detached garage at the rear. Gated side access opens into the private rear garden, featuring a paved patio area, well-stocked flower beds, and a variety of mature plants and established greenery. Fully enclosed and offering a good degree of privacy, this outdoor space provides the perfect setting for relaxing, entertaining, or adding your own personal touch.

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.

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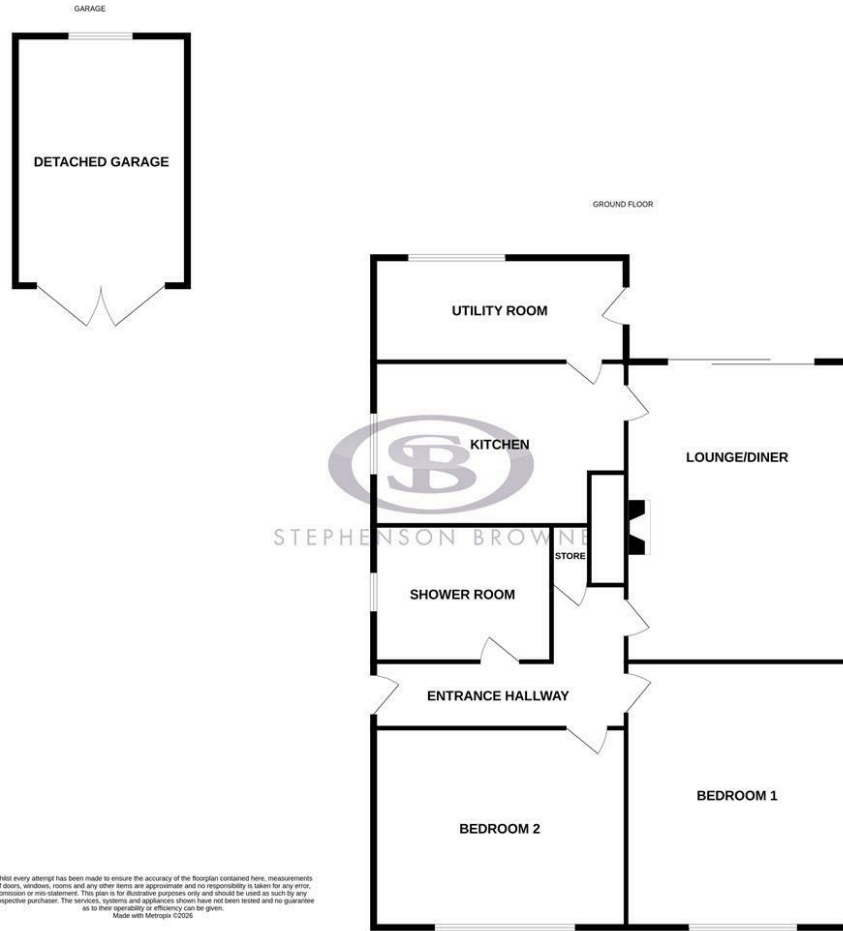
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

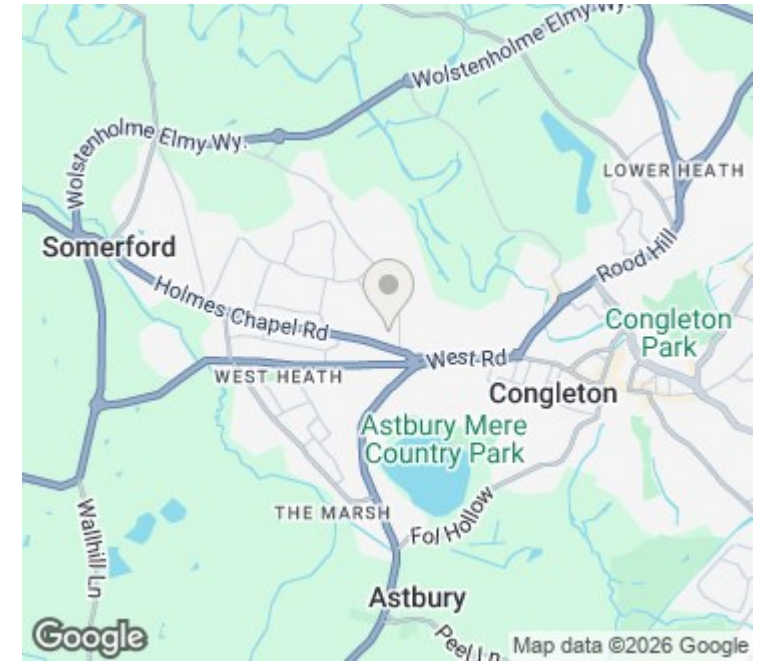
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Floorplans



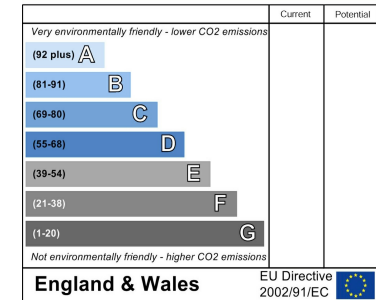
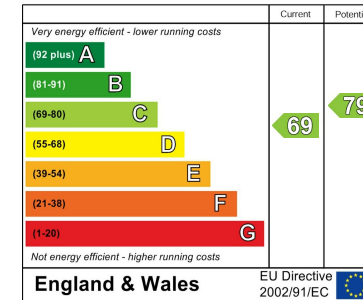
Area Map



EPC Rating

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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.

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