



STEPHENSON BROWNE

Heath Road, Congleton

CW12 4LF



Offers Over £230,000

DESCRIPTION

A fantastic opportunity to purchase a spacious two-bedroom semi-detached home, beautifully presented throughout and offered for sale with no onward chain!

Having been recently redecorated and benefitting from new carpets, this home is most definitely ready to move into and would make an ideal first time buy! Occupying a prime position within the highly sought-after area of West Heath, this home is not to be missed.

An entrance hallway leads to the lounge, with a stylish kitchen/diner leading to a very useful utility room. Upstairs there are two bedrooms and the family bathroom. Ample off-road parking is provided via a slate driveway to the front of the property, whilst the generous garden features patio and lawned areas with shrubs and a timber shed for storage.

Situated in Heath Road within the West Heath area of Congleton, the property is ideally placed for the wealth of amenities within Congleton and Sandbach, with commuting routes such as the M6, A500 and A34 all within easy reach. Several schools are nearby, including The Quinta Primary School, Black Firs Primary School and Congleton High School, whilst West Heath Shopping Precinct is within easy walking distance.

A superb opportunity to purchase a beautiful home in an excellent location! Please contact Stephenson Browne to arrange your viewing.





ROOM DESCRIPTIONS

Entrance Hall

Tiled flooring, UPVC double glazed window and front door, ceiling light point, radiator.

Lounge

12'4" x 11'10"

Minimum measurements - Laminate flooring, UPVC double glazed bay window, ceiling light point, radiator, fireplace with electric fire.

Kitchen/Diner

16'3" x 7'10"

Vinyl tile effect flooring, two UPVC double glazed windows, downlights, radiator, tiled splashback, stainless steel sink with drainer, integrated double oven, electric hobs and cooker hood, wall and base units, Potterton combi gas central heating boiler.

Utility Room

8'10" x 5'11"

Vinyl tile effect flooring, UPVC double glazed window and rear door, ceiling light point, radiator, space and plumbing for appliances, wall and base units, work surface above.

Landing

Fitted carpet, UPVC double glazed window, ceiling light point, loft access.

Bedroom One

16'3" x 9'10"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two

10'0" x 8'6"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

7'11" x 7'5"

Vinyl tile effect flooring, UPVC double glazed window, downlights, radiator, W/C, pedestal wash basin, bath with mains shower, part tiled walls.



Outside

To the front of the property is a slate driveway providing off-road parking for two vehicles, with a border hedge and gated side access. The generous rear garden features patio and lawned areas with shrubs and a timber shed for storage.

Council Tax Band

The council tax band for this property is B.

Freehold Tenure

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Congleton AML Disclosure

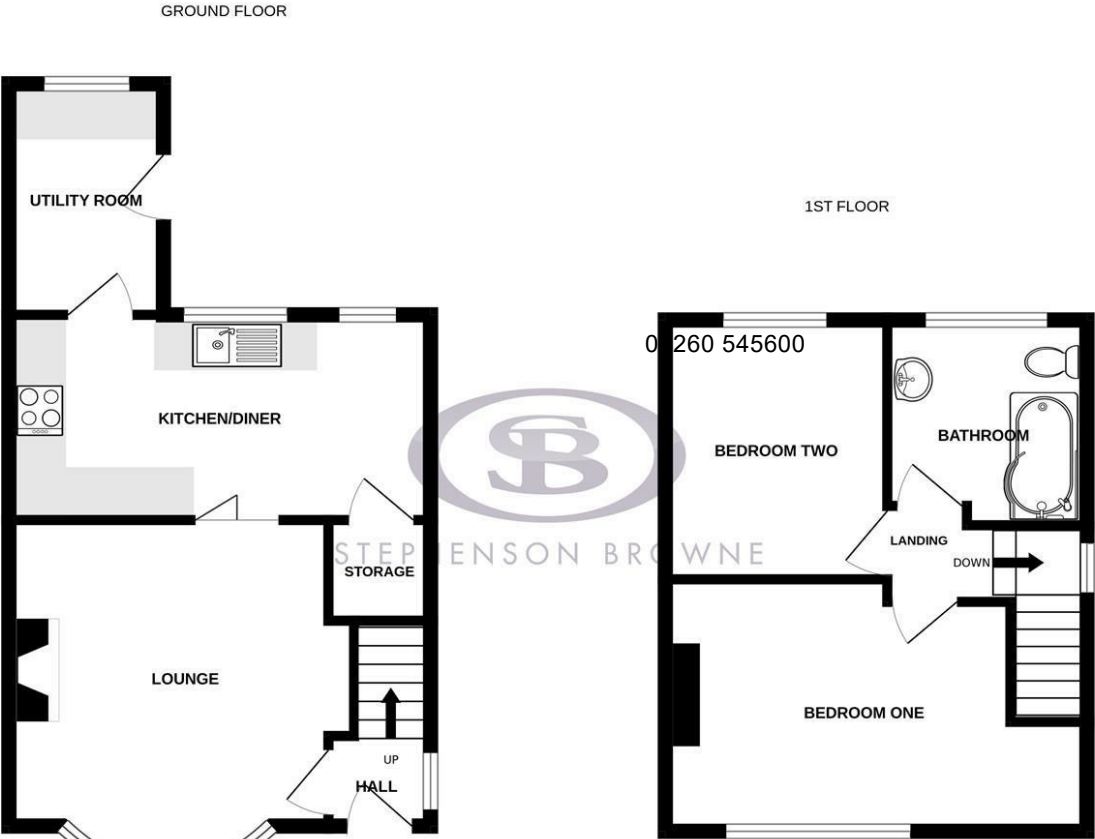
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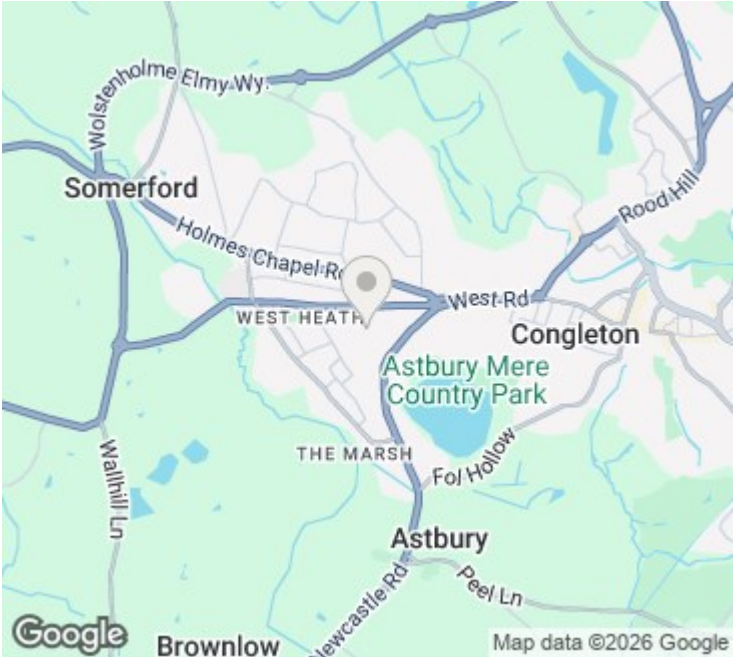


Floorplans

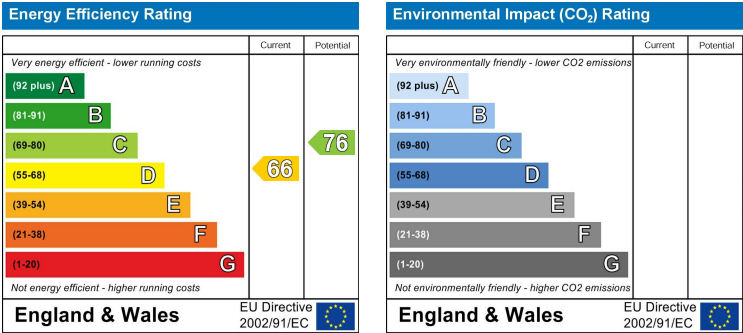


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



EPC Rating



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.

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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