



## 36 Swan Street, Congleton, CW12 4BW

£125,000

- Well Proportioned Two Double Bedroom Mid Terrace Home
- Separate Entrance Hallway & Downstairs Shower Room
- Patio Area To The Rear & On Street Parking To The Front
- Two Reception Rooms
- En-Suite Bathroom To The Main Bedroom
- Woodland Views & Astbury Mere Country Park Within Close Proximity
- Fitted Kitchen & Useful Utility Area
- Walking Distance To Congleton Town Centre
- No Onward Chain

# 36 Swan Street, Congleton CW12 4BW

A fantastic opportunity to acquire a two-bedroom mid-terrace property set in a prime location close to the wide range of local amenities in Congleton town, along with countryside walks on your doorstep.

Offering great potential for improvement, this home is ideal for a variety of purchasers, including first-time buyers, investors, and those looking for a project.



Council Tax Band: B



Upon entering the home there is a separate entrance hallway with access to the two well-proportioned reception rooms, providing flexible living and dining space, along with a kitchen and a downstairs shower room for added convenience. Upstairs, the property offers two bedrooms, including a main bedroom with an en-suite bathroom, a rare feature in homes of this style.

Although in need of refurbishment, the property presents an excellent opportunity to renovate to personal taste and add value.

Externally, it enjoys a charming outlook to the rear, with a backdrop of woodland, creating a sense of privacy and tranquillity while remaining just a short distance from local shops, transport links, and leisure facilities.

Offered with no upward chain a viewing is highly recommended to appreciate the potential and location of this well-positioned home.

### **Entrance hallway**

Comprising of a front entrance door with access into the entrance hallway. Tiled flooring. Double radiator. Access to the ground floor accommodation and stairs to the first floor accommodation.

### **Front Lounge**

11'2" x 8'8" into 7'5"

Having a single glazed window to the front aspect. Feature tiled fireplace set on a hearth with electric fire. Double radiator. Fitted glass cupboard in the alcove.

### **Inner Hallway**

Inner hallway

Tiled flooring-Stairs to the first floor landing

### **Dining Room**

11'10" x 10'7" into 10'11"

Having a double glazed window to the rear aspect.

Feature fireplace housing a coal fire set on a tiled hearth. Tiled flooring. Double radiator.

Handy storage cupboard under the stairs with shelving.

### **Kitchen**

9'6" x 5'8"

Access to the kitchen via sliding door

Having a UPVC double glazed window to the side aspect and a UPVC door with access to the patio area

Having a range of wall cupboard and base units with work surfaces over-incorporating a stainless steel sink and drainer with chrome mixer tap over. Tiled splashbacks. Hob with single oven and extractor hood over. Space for fridge freezer. Tiled flooring.

Access to a utility area with space for and plumbing washing machine. Tiled flooring.

### **Shower room**

6'9" x 5'4"

Having a UPVC double glazed obscure window to the side aspect. Comprising of a double width shower cubicle, pedestal wash handbasin with mixer over, WC with push flush. Partially tiled walls. Tile flooring. Double radiator. Extractor fan.

### **First Floor Landing**

#### **Bedroom One**

11'9" into 10'5" x 10'11"

Having a single glazed window to the front aspect.

Feature tiled fireplace. Double radiator.

### **Bedroom Two**

11'9" x 10'11"

Having a UPVC double glazed window to the rear aspect. Access to the loft.  
Handy storage cupboard with hanging space and shelving.

### **Bathroom**

9'6" x 5'10"

Access to the bathroom/ensuite  
Step down into

Having a UPVC double glaze window to the rear aspect.  
Comprising of a three-piece suite featuring a panel bath with separate shower over, WC, wall mounted wash hand basin. Double radiator. Cupboard housing the boiler. Wall mounted heater. Access to the loft. Wood effect laminate floor flooring.

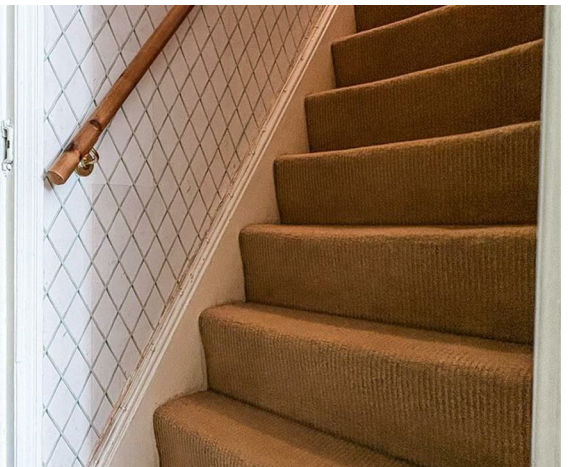
### **PROPERTY NOT REGISTERED**

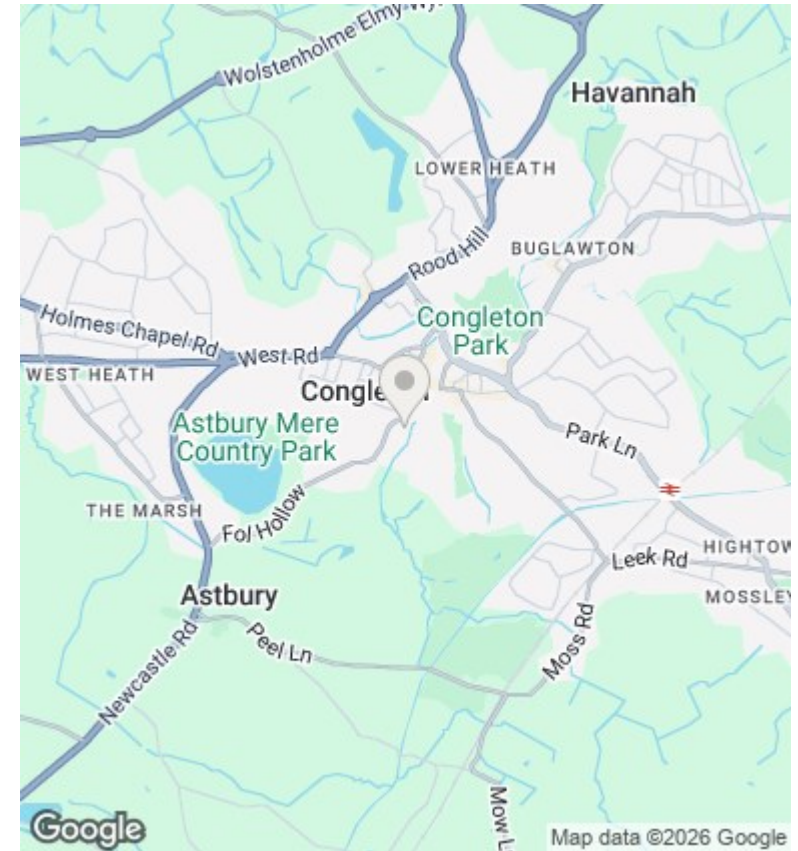
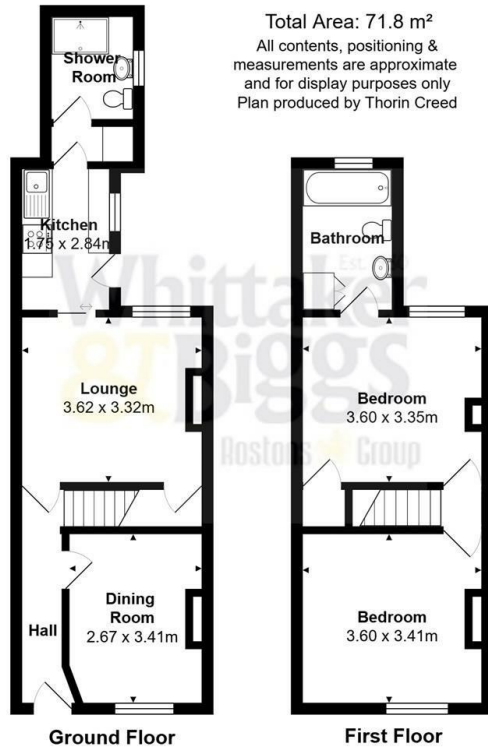
### **Externally**

Having on street parking to the front of the property. To the rear there is a patio area with steps down to a low maintenance paved area with mature plants and shrubs.

Passage way to the side of the property with with access to the front.







## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC