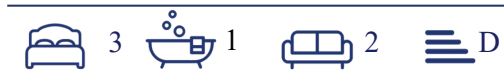




STEPHENSON BROWNE

Thames Close, Congleton

CW12 3RL



Offers Over £250,000



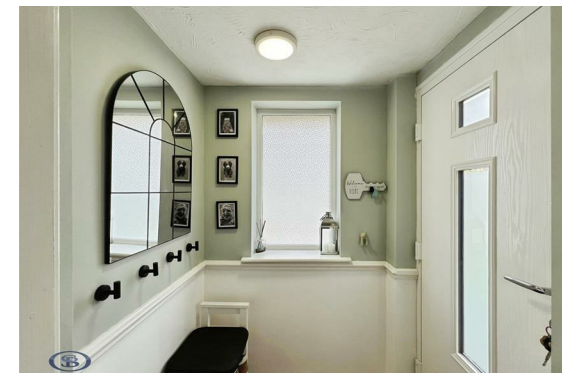
DESCRIPTION

A beautifully presented three-bedroom semi-detached home in one of Congleton's most sought-after residential locations, boasting a truly impressive rear garden that offers an abundance of outdoor space and endless potential.

Situated at the head of a quiet cul-de-sac on the popular Thames Close development, this home enjoys a peaceful setting within easy walking distance of Congleton town centre, the railway station, Primary Schools, local parks, children's play areas and scenic canal-side and countryside walks.

The property offers well-maintained and thoughtfully arranged accommodation throughout, including an entrance porch, a bright and spacious lounge, a full-width kitchen/diner with shaker-style units and integrated appliances, and a heated conservatory overlooking the garden. To the first floor are three generously sized bedrooms and a modern family bathroom, with the principal bedroom benefiting from fitted furniture.

A standout feature is the remarkable south-west facing rear garden. Fully enclosed, the garden is divided into



two distinct areas. A patio and lawn immediately behind the house create an ideal space for outdoor dining and entertaining, while the extensive lower section offers endless possibilities, whether as a family garden, orchard, play area, or vegetable plot. The detached garage, currently used for storage and laundry, benefits from power, lighting and rear garden access.

Externally, the property also enjoys a long driveway and a detached garage. Additional benefits include gas central heating, uPVC double glazing and a replacement roof installed approximately six years ago.

Presented to an excellent standard throughout, this is a superb opportunity for first-time buyers, growing families, downsizers or anyone seeking a home that is ready to move straight into and enjoy.



Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note there is a £10 peppercorn rent charge payable every 6 months Emmerson's management company.

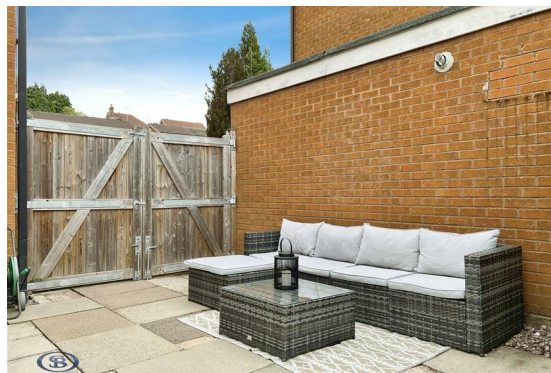
AML Disclosure

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.

Need to Sell?

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





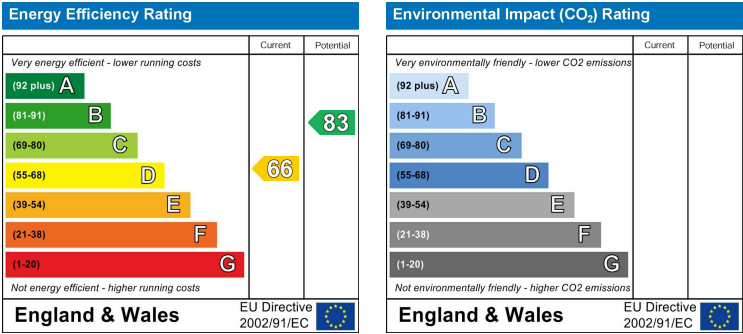
Floorplans



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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