



32 ST. JAMES AVENUE, CONGLETON, CW12 4DY

£230,000



STEPHENSON BROWNE



Ideally positioned within a short stroll of Congleton Town Centre and the ever-popular Astbury Mere Country Park, this spacious three-bedroom semi-detached home enjoys a highly convenient setting with a wide range of local shops, amenities, and transport links close at hand. Offered for sale with no onward chain this property presents an excellent opportunity for families, first-time buyers, investors, or anyone seeking a well-connected and practical location, combining generous internal space with plenty of scope to put your own stamp on.

Internally, the accommodation is both versatile and well proportioned. You are welcomed via an entrance hall which leads through to a bright and generous dual-aspect lounge, allowing for an abundance of natural light throughout the day. The kitchen diner provides ample space for everyday family living and entertaining, and continues through to an inner hall within the outbuilding, offering access to a useful storage/workshop area along with a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms, all benefiting from built-in storage, and served by a practical wet room—style shower suite.

Externally, the home continues to impress with a fantastic-sized rear garden. Well maintained and predominantly laid to lawn, the garden also features a paved patio area, perfect for outdoor dining or relaxing, along with a wooden shed providing additional storage. To the front, the property is made up of decorative stone with well-trimmed greenery and a paved pathway leading to the front door, with on street parking also available.

A rare opportunity to secure a spacious home in a convenient and sought-after location, offering both versatility and potential. Viewing is strongly advised to fully appreciate the space, setting, and possibilities this property presents.





**Entrance Hall**

11'3" x 6'2" max  
External front entrance door, ceiling light fitting, carpet flooring, central heating radiator, power points, stairs to first floor accommodation.

**Lounge**

17'7" x 11'4"  
Two UPVC double glazed windows to the front and rear elevation, ceiling light fitting, carpet flooring, central heating radiator, gas feature fireplace with stone surround, power points.

**Kitchen**

13'6" x 10'11"  
Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, space for fridge freezer, space for washer/dryer and dishwasher, space for cooker, central heating radiator, two ceiling light fittings, tiled flooring, UPVC double glazed window to the rear elevation, access into storage cupboard, power points.

**Outbuilding Inner Hall**

13'10" x 2'11"  
Two external access doors to the front and rear, giving access to a outbuilding and WC.

**Outbuilding Storage**

10'5" x 5'6"  
UPVC double glazed window to the rear elevation, ceiling light fitting, base units and shelving storage.

**Outbuilding WC**

5'7" x 2'6"  
Low Level WC, ceiling light fitting, UPVC double glazed window to the front elevation.

**Landing**

Providing access to all first floor accommodation, UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, storage cupboard, loft access.

**Bedroom One**

12'5" x 11'4" max  
UPVC double glazed window to the rear elevation, built in storage cupboard, carpet flooring, ceiling light fitting, central heating radiator, power points.

**Bedroom Two**

11'8" x 10'0"  
UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, built in storage, power points.

**Bedroom Three**

8'9" x 7'2"  
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, built in storage, central heating radiator, power points.





**Bathroom**

7'0" x 5'9"

Low level WC, hand wash basin with pillar taps, wet room style electric shower with handrail and removable shower head, extractor fan, tiled walls throughout, central heating radiator, extractor fan, ceiling light fitting, UPVC double glazed opaque window.

**Externally**

Externally, the home continues to impress with a fantastic-sized rear garden. Well maintained and predominantly laid to lawn, the garden also features a paved patio area, perfect for outdoor dining or relaxing, along with a wooden shed providing additional storage. To the front, the property is made up of decorative stone with well-trimmed greenery and a paved pathway leading to the front door. On-street parking is also available at the front of the property.

**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.

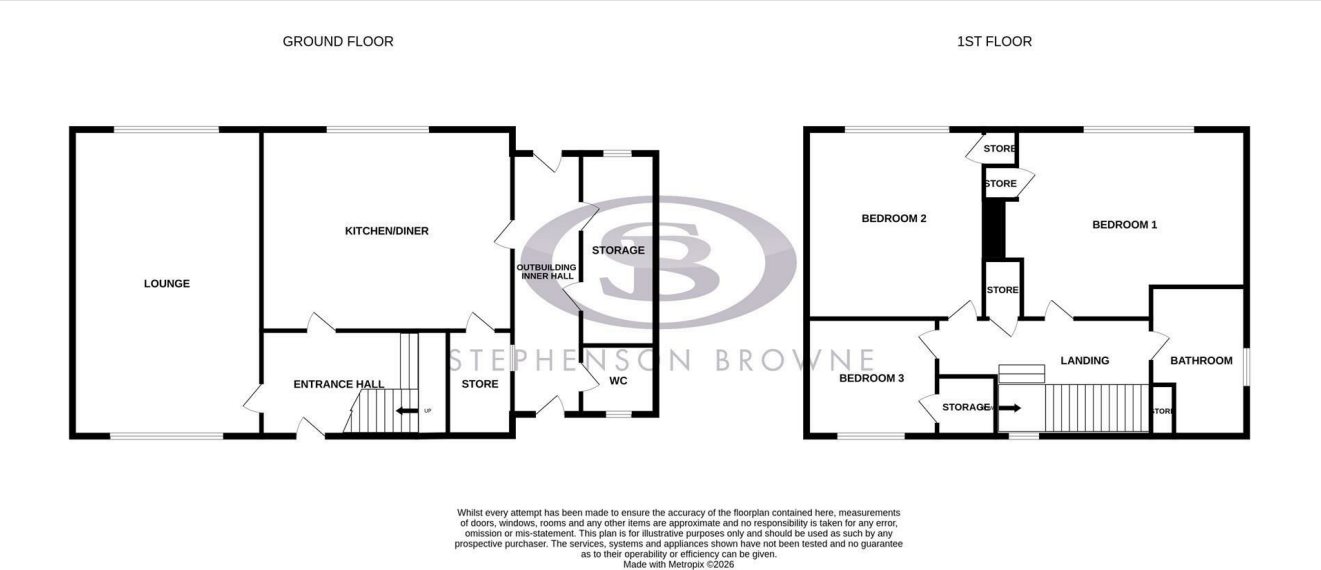
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Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining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

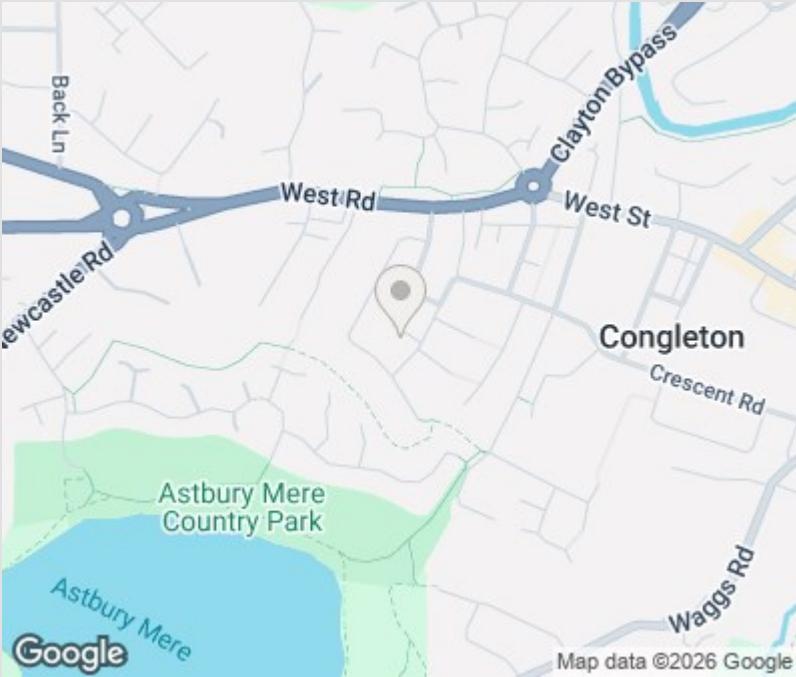




Floor Plan



Area Map



Energy Efficiency 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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