Whittaker & Biggs
Est. 1930
Rostons Group







52 Swan Street, Congleton, CW12 4BW

£130,000

- Well Proportioned Two Bedroom Mid Terrace Home
- Spacious Shower Room Equipped With Double Width Shower
- Walking Distance To Congleton Town Centre
- No Onward Chain
- Two Comfortable Reception Rooms
- Delightful Woodland Views To The Rear
- Countryside Walks On Your Doorstep
- Fitted Kitchen & Useful Utility Store
- Low Maintenance Lawned Garden & Patio Area
- On Street Parking

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52 Swan Street, Congleton CW12 4BW

A Fantastic Opportunity to Purchase A Two-Bedroom Mid-Terrace Property with Superb Woodland Views.

Ideally positioned within easy walking distance of Congleton town centre with its wide range of independent restaurants, coffee shops and local shopping facilities whilst also being just moments from beautiful countryside walks.

2 1 2 E

Council Tax Band: B





This two-bedroom mid-terrace combines convenience, practicality and well-proportioned accommodation throughout - although in need of modernisation, presenting an exciting opportunity for buyers looking to place their own stamp.

Internally, the ground floor layout features two reception rooms, a modern fitted kitchen and handy utility space offering valuable additional storage and functionality with direct access to the lawned gardens and patio area.

Onto the first floor there are two comfortable bedrooms providing excellent potential for a stylish and personalised finish plus a spacious shower room, equipped with a double width shower cubicle.

To the rear, the house enjoys superb, far-reaching views over mature woodland, providing a wonderfully tranquil backdrop. The low maintenance lawned garden benefits from artificial lawn for ease and a patio area, ideal for entertaining friends and family during the summer months.

With its prime location, scenic outlook and superb scope for enhancement, this property is offered with no onward chain and represents an excellent prospect for first-time buyers, downsizers or investors.

Lounge

12'1" x 10'9"x 11'0"
Having a composite front entrance door with access into the lounge. UPVC double glazed leaded window to the front aspect.
Feature fireplace housing a coal effect gas fire sat on a marble hearth and surround with wooden mantle over. Coving to ceiling. Radiator.

Access into the dining room

Dining Room

12'0" x 10'4" into 11'1"
Having a single glazed window to the rear aspect. Feature fireplace housing an electric fire, radiator, coving to ceiling.
Handy storage cupboard with bifold doors under the stairs.
Stairs to the first floor landing.

Kitchen

11'5" x 5'2"
Having a UPVC double glazed window to the rear and side aspect. Having a single glazed wood door with access into the lean to/utility area.
Comprising a range of white gloss wall cupboard and base units with work surfaces over incorporating a stainless steel sink and drainer with chrome mixer taps over, tile splashback, oven with gas hob and extractor hood over.
Wood effect laminate flooring.

Step down into the utility store,

Utility store

9'10" x 5'4"
Step down into the utility store,

Having single glazed windows to the side and a UPVC double glazed window to the rear aspect ,UPVC double glazed door with access to the garden and patio area.
Work surfaces over with space and plumbing for appliances. Vinyl flooring.

First Floor Landing

Bedroom One

12'9" x 11'0"
Having a UPVC double glazed leaded window to the front aspect

Having fitted wardrobes and overhead storage with matching chest of drawers. Double radiator. Coving to ceiling.

Bedroom Two

11'1" x 10'5"

Having a UPVC double glazed window to the rear aspect Coving to ceiling. Radiator. Handy storage cupboard with access to the loft.

Shower Room

11'0" x 7'0"

Having a UPVC double glazed obscure window to the rear aspect.
Comprising of a three piece suite featuring a double width shower cubicle with rainfall showerhead, over aqua board to wall. Pedestal wash hand basin with mixer taps over, WC with push flush. Double radiator. Coving to ceiling. Electric wall heater. Cupboard housing the boiler.

Externally

Having on street parking to the front of the property, whilst to the rear there is a patio area with steps down to a low maintenance artificial lawned garden-equipped with a selection of mature plants and shrubs.

AML REGULATIONS.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.









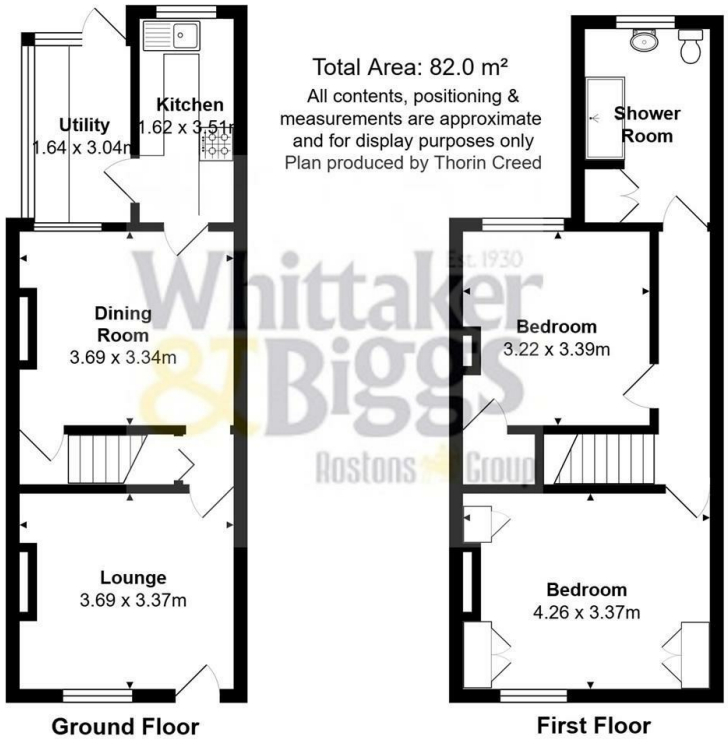


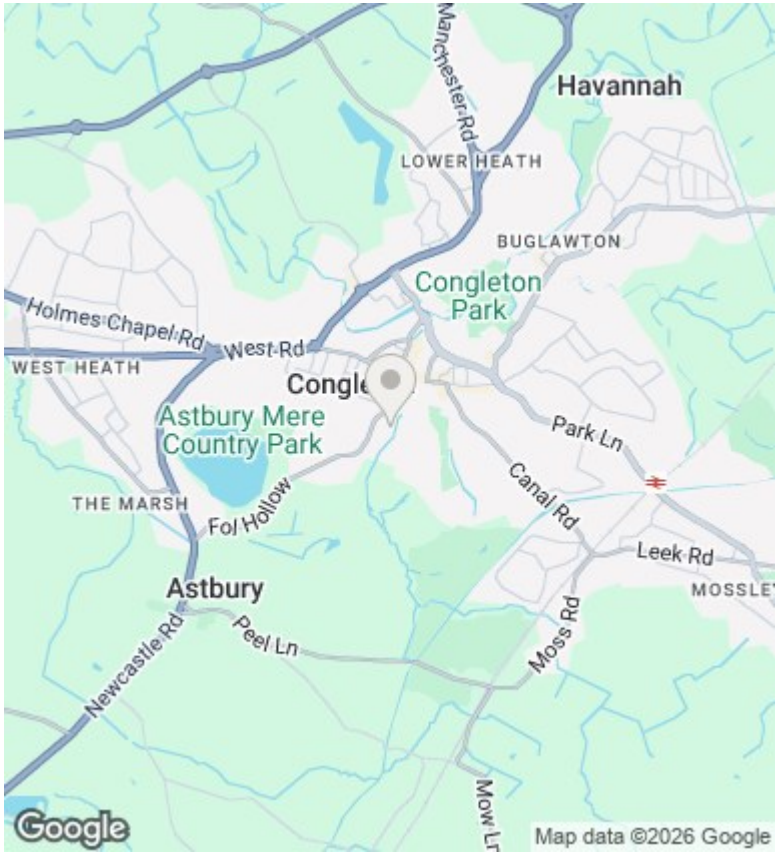












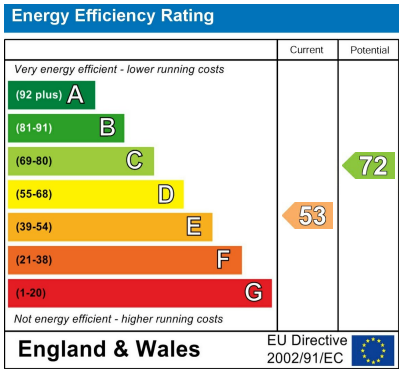
Directions

Viewings

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

Council Tax Band

B



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