STEPHENSON BROWNE

Tidnock Avenue, Congleton

CW12 2HN

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£250,000

DESCRIPTION

A fantastic opportunity to purchase a well-presented two bedroom semi-detached bungalow in Congleton with a very useful loft room, which could be a third bedroom (subject to building regulations!), benefitting from no onward chain and including an outdoor bar area!

Ideal for first time buyers and young families, this well-proportioned home offers much more than you may expect and includes a sizeable landscaped rear garden which features decked, lawned and patio areas!

Internally, the property includes; a well-proportioned kitchen which has been recently redecorated, a lounge, an inner hallway accessing the two bedrooms and the family bathroom, with a staircase accessing the loft room - a huge space with fitted wardrobes and storage cupboards which could potentially be a third bedroom (subject to building regulations).

Ample off-road parking is provided via a tarmacadam driveway, with a brick-built garage providing further parking and storage space, whilst the front garden is low-maintenance with gravelled areas and border shrubs. The real surprise here is the rear garden, which is an excellent size and includes a fantastic decked seating area, a lawn and a further patio seating area. Ideal for entertaining, there is also a bar area with power and lighting, including a projector bracket, space for a fridge/freezer, a bar and shelving for glasses and optics - the perfect space to host guests!

Situated on Tidnock Avenue in Lower Heath, the property is perfectly placed for the wealth of amenities within Congleton, with easy access to commuting routes to Maccesfield and further afield, such as the

M6 and A34. Several schools are nearby, including Eaton Bank Academy and Saint Mary's Catholic Primary School, whilst a number of walks in the surrounding countryside towards Eaton are also available.

A superb family home with no onward chain, which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

ROOM DESCRIPTIONS

Kitchen
12'8" x 9'1"
Laminate tiled flooring, UPVC double glazed front door and two windows, radiator, ceiling light point, tiled splashback, one and half bowl stainless steel sink with drainer, integrated oven, gas hobs, cooker hood, space and plumbing for a dishwasher and washing machine, Worcester combi boiler (installed November 2024), two double sockets and one single socket, plus sockets for appliances.

Lounge
15'3" x 10'2"
Laminate flooring, UPVC double glazed window, ceiling light point, radiator, gas fire, TV point,

Inner Hall
Fitted carpet, ceiling light point, storage cupboard.

Bedroom One
10'1" x 9'7"
Laminate flooring, UPVC double glazed window and rear door, ceiling light point, radiator, two single sockets. Currently used as a dining room.

Bedroom Two
9'6" x 9'2"
Laminate flooring, UPVC double glazed window, ceiling light point, radiator, three double sockets and TV point.

Bathroom
5'8" x 5'5"
Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, fitted W/C, wash basin with vanity unit, bath with overhead shower.

Loft Room
19'7" x 9'4"
Fitted carpet, two Velux skylight windows, two ceiling light points, radiator to stairs, four fitted wardrobes, eaves storage, TV point, four double sockets.

Outside
To the front of the property is a tarmacadam driveway with a slate frontage and border shrubs. The rear garden features a decked seating terrace, with a lawn and gravel border, with a further patio area to the bottom of the garden.

Outdoor Bar
13'2" x 7'4"
Access door and double doors opening onto the patio. Bar, power and lighting, bracket for a projector and screen, space for a fridge/freezer, shelving for glasses and optics.

Garage
A brick-built single garage with an Up and Over garage door, power and lighting.

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.

NB: Copyright
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Congleton AML Disclosure
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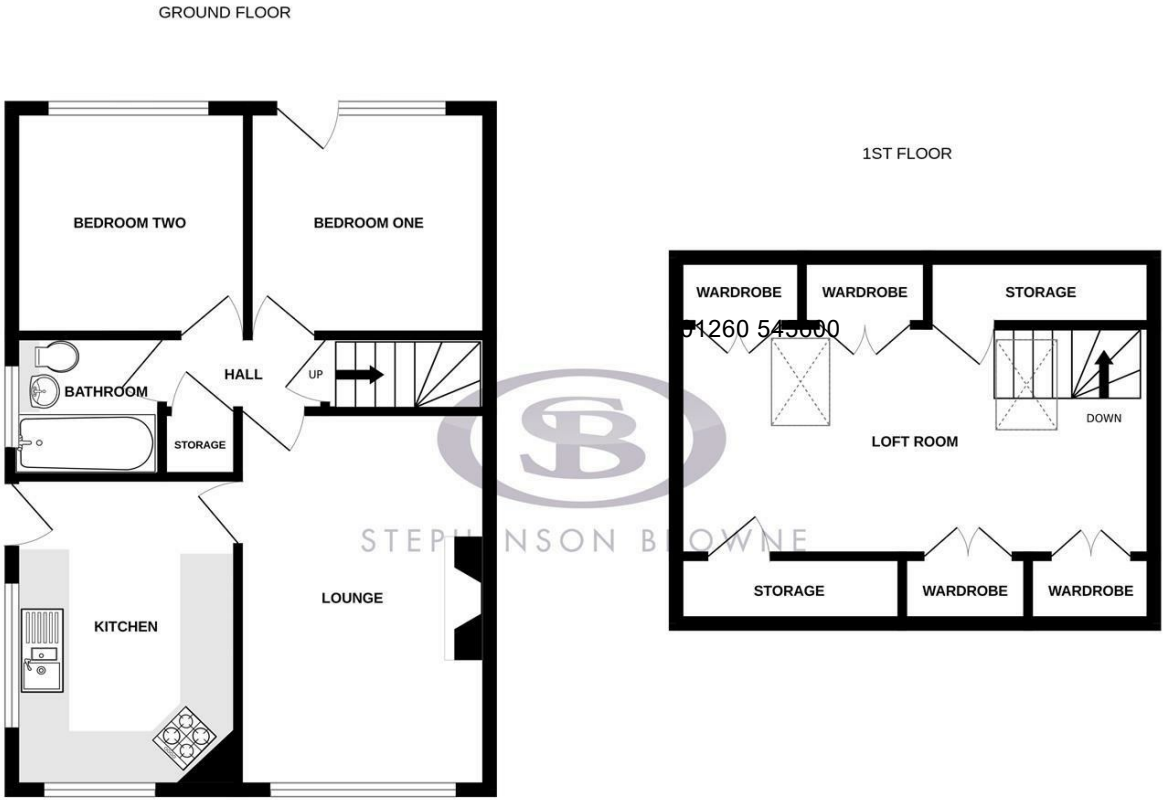
Floorplans



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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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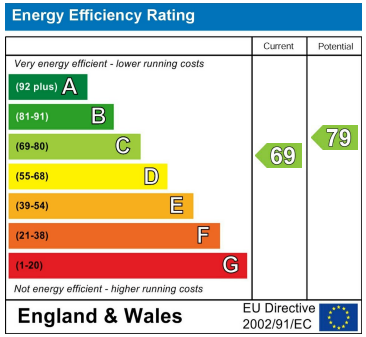
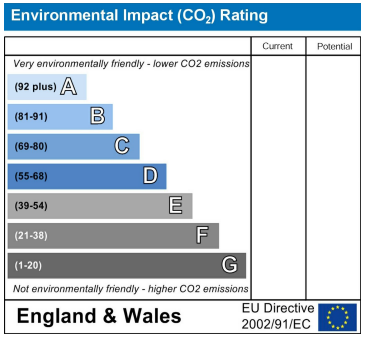
Area Map

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.

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