



JAMES PARSONS

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1 Haworth Avenue, Congleton CW12 2BB

£189,950

2 1 1



Quote Ref: JP0881 - Constructed to brick elevations and having a pitched tiled roof.

This well presented and spacious end terrace family home is ready to move into and has a larger than average garden enjoying a corner plot position which is ideal for extending subject to the usual planning consents.

Internally the accommodation is deceptively spacious, well presented and enjoys a bright an airy feel and in brief comprises: Entrance Hall, lounge which opens in to the dining room which has double doors to the rear garden. The kitchen is of a good size and is fitted with a range of units. To the first floor there are two double bedrooms and are served by the bathroom with a three piece suite in white.

Externally to the front there is a driveway which provides parking and gives access to the side and rear gardens, whilst there is a small lawned area to the front. Whilst to the rear there is a good sized large than average garden which has a flagged patio area and is mainly laid lawn and it is very private with mature trees and fully is enclosed. There are a couple of storage buildings.

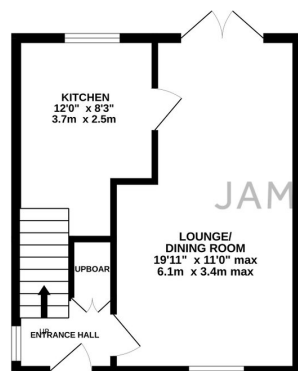
Congleton is located within a short drive away, which is a friendly town that thankfully, has retained its identity and community spirit. There are a variety of shopping facilities, local restaurants and public houses close by, and if you are looking for more extensive shopping facilities there is Hanley, Macclesfield, Leek and Manchester all within easy reach. There is a Train Station in Congleton a 10 minute drive away. Closer still is open countryside where delightful canalside walks can be taken, there are a number of primary and secondary schools within easy reach. For the commuter there is easy access to the Motorway network, Macclesfield being a town with more comprehensive facilities, and direct Inter-City rail services to Manchester and London on an almost hourly basis on weekdays.

COUNCIL TAX BAND 'B'

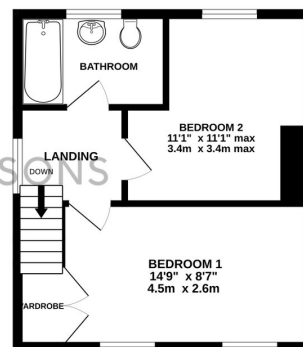
TENURE - FREEHOLD



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



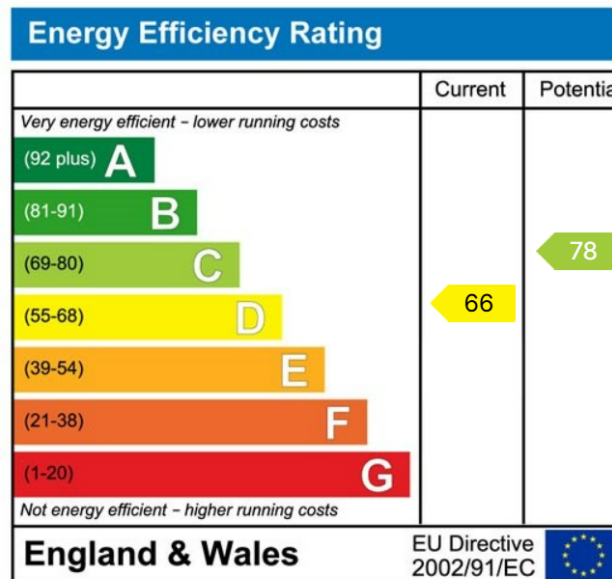
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TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.

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.
Made with Mergen 12/2019



- Large Corner Plot
- End Terrace
- Open plan Lounge/Dining Room
- Driveway
- Established Location
- Scope to Extended
- Well Presented Accommodation
- 2 Double Bedrooms
- Private Garden
- Convenient for Shops



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