



STEPHENSON BROWNE

## Jubilee Road, Congleton

CW12 3AJ



£275,000

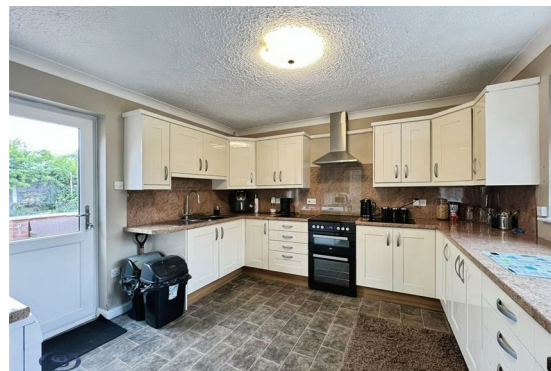
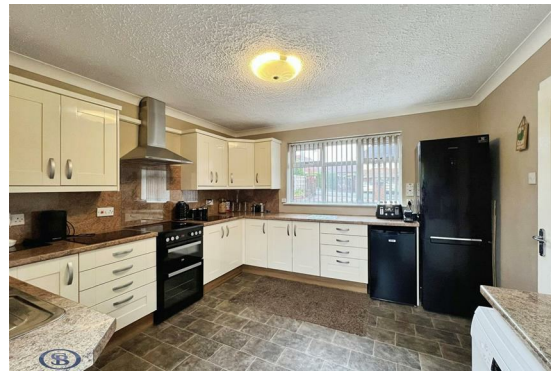
# DESCRIPTION

Nestled in the heart of Congleton town centre, this beautifully extended semi-detached home offers an exceptional opportunity for a wide range of buyers, whether you are searching for your very first home or a spacious property to accommodate growing family life. Perfectly positioned within walking distance of the bustling town centre, the location truly couldn't be more convenient, with an array of amenities, independent eateries, supermarkets, scenic canal-side walks, well-regarded schools and excellent transport links, including Congleton railway station all right on your doorstep.

Stepping inside, you are welcomed by a bright entrance hall leading through to the charming front lounge, beautifully enhanced by a lovely bay window and feature electric fireplace, creating a warm and inviting atmosphere. The accommodation continues seamlessly into the dining area, which also lends itself perfectly as an additional sitting space, before opening into the conservatory with French doors leading out to the rear garden, ideal for both relaxing and entertaining.

The ground floor further benefits from a spacious kitchen offering ample room for appliances, external garden access, a convenient downstairs WC, and useful under-stair storage.

To the first floor, the property boasts four well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and drawer space, all served by the family bathroom. From Bedroom Two, loft access leads to a fully converted loft room, offering a versatile space perfect for a home office, study, hobby room or snug. Beyond this, an additional loft void above the master bedroom provides excellent storage potential.



Externally, the property continues to impress with a generous driveway providing parking for up to four vehicles, with electric already available should prospective buyers wish to install electric gates or an EV charging point. Side access leads through to the immaculately maintained private rear garden, featuring a paved patio area ideal for outdoor seating and alfresco dining, alongside a tiered lawned garden offering a wonderful space for families and entertaining alike. To the rear of the garden sits a substantial wooden outbuilding divided into two sections with power, perfect for additional outdoor storage.

Don't miss this fantastic opportunity to acquire a wonderfully versatile home in a sought-after central location a property full of warmth, potential and character, ready for its next owners to truly make it their own.

**Entrance Hall**

3'11" x 3'4"  
External front entrance door, ceiling light fitting, central heating radiator, carpet flooring, alarm box, providing access to further ground floor accommodation and stair access to the first floor accommodation.



**Lounge**

12'10" x 11'10"  
UPVC double glazed bay window to the front elevation, ceiling light fitting, central heating radiator, remote controlled electric feature fireplace, carpet flooring, power points, heating thermostat.



**Dining Room**

13'0" x 7'5"  
Ceiling light fitting, carpet flooring, UPVC double glazed window and double door access into the conservatory, power points, central heating radiator, access to the Kitchen and downstairs WC.



### Conservatory

14'7" x 8'3"

Brick built conservatory with triple polycarbonate roof, UPVC double glazed windows and French doors to the rear elevation looking out into the rear garden, wood effect flooring, central heating radiator, power points, two wall light fittings.

### Kitchen

12'00" x 12'00"

Kitchen comprising wall and base units with work surface over, splash back, inset stainless steel sink with double drainer and mixer tap, space for cooker with extractor over, space for large fridge freezer and small fridge, space and plumbing for a washing machine and dryer, ample power points, chrome heated towel rail, houses the boiler, ceiling light fitting, UPVC double glazed window to the front elevation, external access door to the rear elevation, vinyl tile effect flooring.

### WC

4'1" x 2'7"

Low level WC, hand wash basin with mixer taps, chrome heated towel rail, ceiling light fitting, extractor fan, tiled walls throughout, vinyl flooring.

### Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator.

### Bedroom One

12'00 x 12'00

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, ample fitted wardrobes and draw storage, central heating radiator, power points.

### Bedroom Two

9'10" x 8'11"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points, pull down stair access into the loft room.

### Bedroom Three

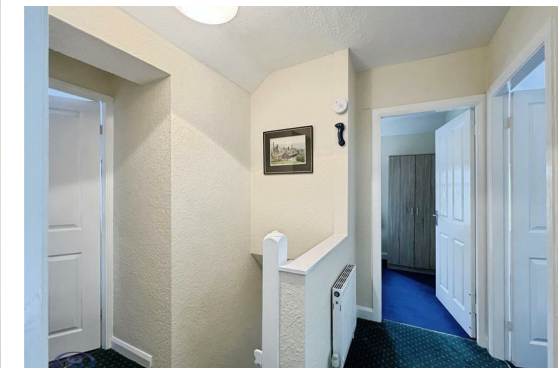
9'6" x 9'1"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

### Bedroom Four

6'7" x 6'5"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.



### **Family Bathroom**

6'7" x 5'9"

Three piece suite comprising low level WC, hand wash basin with pillar taps and storage underneath, low level bath with pillar taps and shower over, tiled walls throughout, heated towel rail, vinyl flooring, UPVC double glazed window to the rear elevation.

### **Loft Room**

15'9" x 12'5" max

Velux window to the rear elevation, ceiling light fitting, ample power sockets, carpet flooring, open eave storage space, central heating radiator, door access to further loft void over master bedroom.

### **Loft storage**

16'1" x 10'4" approx

### **Externally**

Externally, the property continues to impress with a generous driveway providing parking for up to four vehicles, with electric already available should prospective buyers wish to install electric gates or an EV charging point. Side access leads through to the immaculately maintained private rear garden, featuring a paved patio area ideal for outdoor seating and alfresco dining, alongside a tiered lawned garden offering a wonderful space for families and entertaining alike. To the rear of the garden sits a substantial wooden outbuilding divided into two sections with power, perfect for additional outdoor storage.

### **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?**

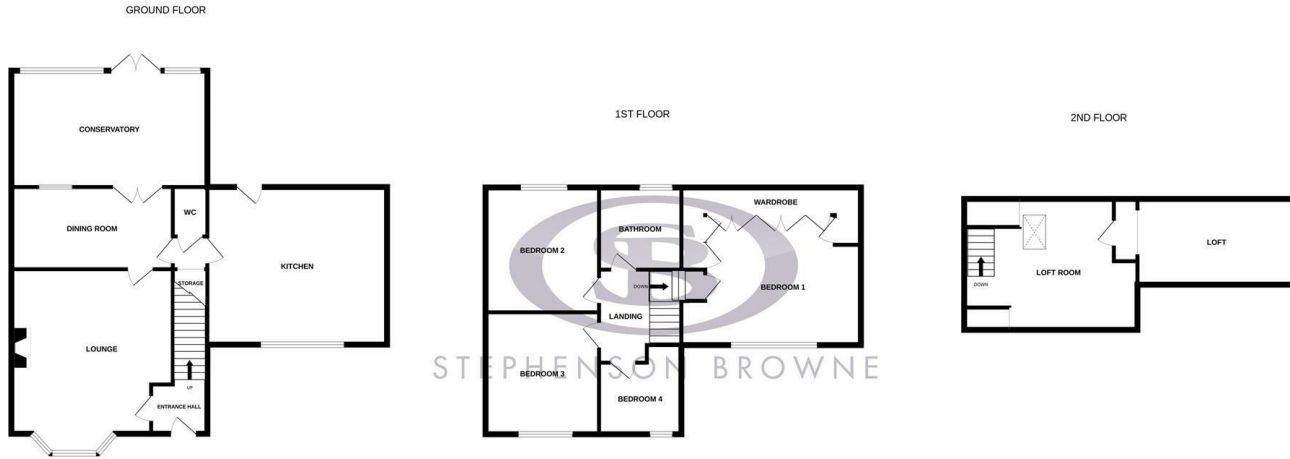
For a FREE valuation please call or e-mail and we will be happy to assist.

### **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.



# 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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## 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

# Area Map



## EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>65</b>	<b>71</b>

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