



## 2 Union Close, Congleton, CW12 1HP

£220,000

- Perfectly Positioned Three Bedroom Semi-Detached Home
- Separate Entrance Hallway
- Ample Off -Road Parking To the Front & Side
- Offered With No Upward Chain
- Good Size Dining Kitchen With Wood Effect Units
- Low Maintenance Block Paved Rear Garden
- A Stones Throw From The Award Winning Congleton Park
- Comfortable Lounge With Feature Fireplace
- Detached Garage With Electrically Remote Controlled Door
- Close To Local Amenities Of Congleton Town Centre

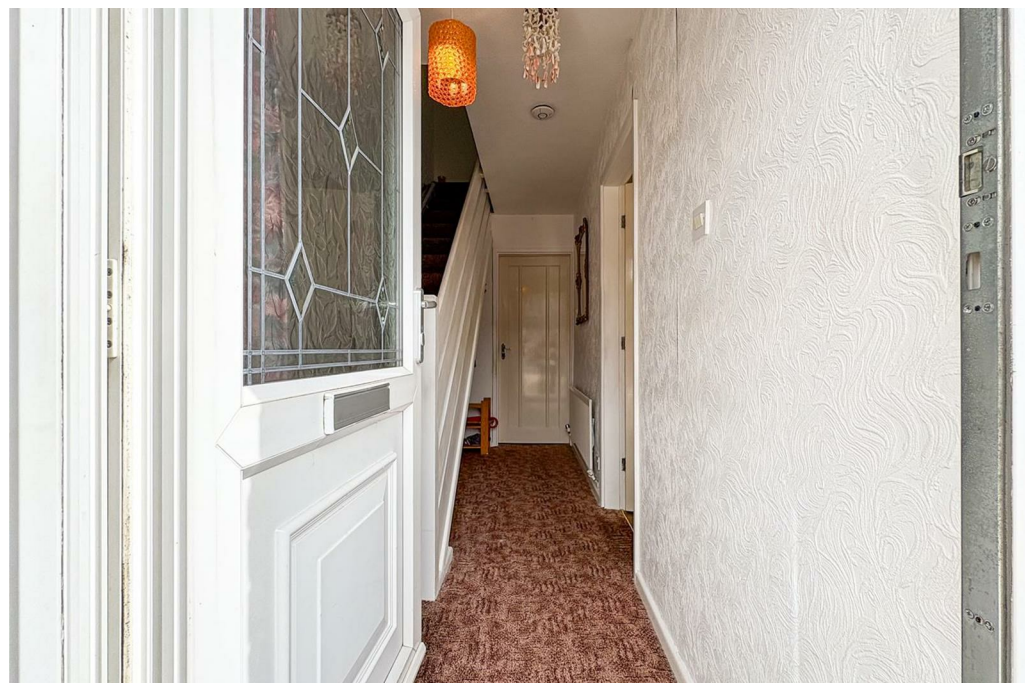
## 2 Union Close, Congleton CW12 1HP

A perfectly positioned three-bedroom semi-detached home with a detached garage, driveway, EV charger and prime location near Congleton Park.

This well-proportioned property offers an ideal combination of comfort, convenience, and modern living. Located just a short stroll from amenities, schools, and excellent transport links, the home also enjoys close proximity to the stunning surroundings of Congleton Park an ideal spot for leisure, dog walks, and family time.



Council Tax Band: B



You are firstly welcomed into a separate entrance hallway which flows through to the modern dining kitchen benefiting from ample storage and plenty of room for dining, a comfortable lounge offers direct access to the rear garden and detached garage.

Continuing upstairs there are three well-proportioned bedrooms, offering flexibility for families, guests, or a home office, completing the first-floor accommodation there is a shower room.

Externally the property provides a private driveway with space for multiple vehicles plus an EV charger and a generous low maintenance rear garden, perfect for outdoor entertaining or relaxation along with a separate garage controlled electronically by a key fob for ease.

Situated in a highly desirable residential area, with shops, cafés, schools, and green spaces close by and within easy reach of commuter routes and public transport

This home is ideal for first time buyers, families or downsizers who require a property in a sought-after location.

Offered with no upward chain an early viewing is highly recommended to appreciate everything it has to offer.

### **Entrance Hallway**

Having a UPVC double glazed door with access into the entrance hallway- access to the ground floor accommodation and stairs to the first floor landing.  
Radiator.

### **Kitchen**

12'0" x 8'6"

Having a UPVC window to the front aspect.

Comprising of a range of wall cupboard and base units with work surfaces over incorporating a stainless steel sink and drainer with chrome mixer tap over. Tiled splashbacks. Under cupboard lightening Space and plumbing for washing machine, space for cooker with stainless steel

extractor hood over. Space for fridge freezer.

Coving to ceiling. Double radiator.

Wood effect flooring.

### **Lounge**

14'7" x 11'10"

Having a UPVC double glazed window to the rear aspect. and a UPVC double glazed door with access to the gardens and detached garage.

Feature fireplace with a marble surround and hearth comprising of an electric coal - effect fire. Coving to ceiling. Double radiator.

### **First Floor Landing**

Access to the bedrooms and shower room. Access to the loft. Handy storage cupboard housing the water tank and shelving above.

### **Bedroom One**

11'11" x 8'3"

Having a UPVC double glazed window to the front aspect.

Coving to ceiling. Radiator

### **Bedroom Two**

12'0" x 7'2"

Having a UPVC double glazed window to the rear aspect . Coving to ceiling. Radiator.

### **Bedroom Three**

8'0" x 7'0"

Having a UPVC double glazed window to the rear aspect. Coving to ceiling. Radiator.

### **Shower Room**

5'10" x 5'4"

Having a UPVC double glazed obscure window to the front aspect.

Comprising of a three-piece suite featuring a double shower enclosure pedestal wash hand basin with chrome mixer taps, WC with push flush. Radiator. Partially tiled walls.

Wood effect laminate flooring.

### **Detached Garage**

18'11" x 8'4"

Having two UPVC double glazed windows. Power and electric.

Electrically remote controlled door.

### **Externally**

To the front of the property there is a private driveway providing off -road parking- access is via a gate to the side of the property where there is a detached garage.

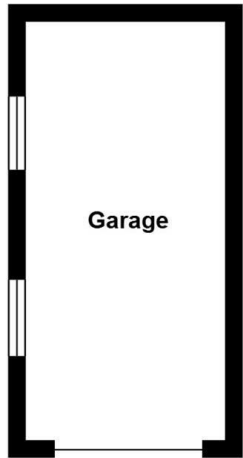
To the rear there is low maintenance blocked paved patio area and additional paved area offering a good degree of privacy.

### **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.



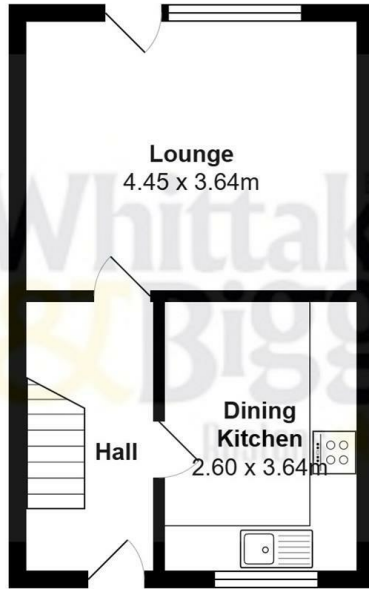




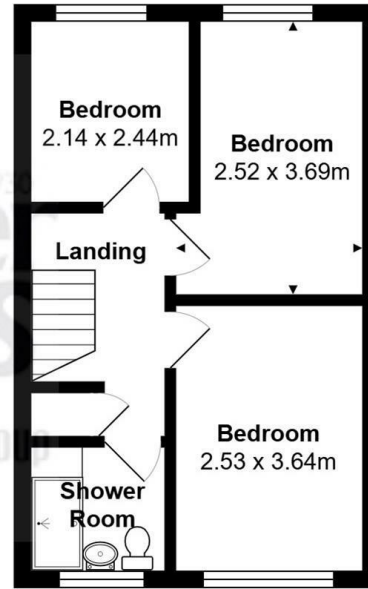
Garage

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

Total Area: 82.1 m<sup>2</sup>



Ground Floor



First Floor



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC