



69 WEST STREET, CONGLETON, CW12 1JY

OFFERS IN THE REGION OF £210,000



STEPHENSON BROWNE

Located in the heart of Congleton town center, this charming property seamlessly blends historic character with impressive space. Thoughtfully enhanced over the years by the current owners, it now benefits from the recent addition of fully owned solar panels, ensuring energy efficiency and long-term savings. Just a stone's throw from a range of local shops, cafes, and restaurants, the property also offers excellent transport links for commuters. With nearby parks, schools, and beautiful countryside, this location strikes the perfect balance of convenience, charm, and connectivity.

Upon entering, you're welcomed by a spacious hall that leads into a generously sized lounge, featuring a stunning log-burning stove that sets the perfect ambiance for cozy evenings. The lounge seamlessly flows into a large, open-plan dining kitchen, an ideal space for both family meals and entertaining. The kitchen boasts a central island and plenty of room for appliances, making it perfect for culinary enthusiasts. From here, sliding patio doors open out to a private yard, offering a peaceful outdoor retreat. Completing the ground floor is a convenient downstairs WC.

The dining area also provides access to the cellar, adding a wealth of potential space for storage or creative uses, whether you envision it as a home office, hobby room, or wine cellar.

Upstairs, the property continues to impress with two generously proportioned double bedrooms, each benefiting from its own en suite bathroom, an enviable feature not often seen in homes of this style. This setup is ideal for families, guests, or anyone who values privacy and convenience, as each bedroom has its own dedicated bathroom, ensuring a level of comfort and luxury rarely found in similar properties.



The rear of the property is equally impressive, with access to a unique outdoor snug area, partially converted from the original garage. Fitted with power, electricity, and plumbing (including a sink and toilet), this flexible space is perfect for use as a home office, studio, or a chill-out area for socializing. Part of the garage remains, offering valuable storage space.

For those who enjoy outdoor living, the property continues to impress. The off-road parking at the front provides space for two vehicles, and a private gate leads you to a further garden area, offering a secluded, peaceful retreat. The garden is a true highlight, filled with mature plants and greenery, creating a tranquil, green oasis. A standout feature is the fully equipped outdoor bar, which offers the perfect setting for entertaining guests during the warmer months, making this property an entertainer's dream.

Don't miss the opportunity to view this spectacular home, call us today to arrange that all important viewing!

#### Entrance Hall

Providing access into further accommodation, ceiling light fitting, carpet flooring.

#### Lounge

13'11" x 13'10"

UPVC double glazed window to the front elevation, feature log burning stove, ceiling light fitting, wood effect flooring, central heating radiator, power points.

#### Dining Kitchen

23'11" x 10'8"

Kitchen with base units and ample storage space for appliances, central island, rang style cooker with hob, sink with single drainer and mixer tap, space for fridge freezer, space for dishwasher, space and plumbing for a washing machine and dryer, space for dishwasher, two ceiling light fittings, central heating radiator, direct access into the cellar, stair access to the first floor accommodation, sliding patio doors to the rear elevation, polycarbonate skylight style roof section, direct access to downstairs WC, ample power points, wood effect flooring throughout.

#### WC

Low level WC with hand wash basin over, ceiling light fitting, wood effect flooring.

#### Cellar

12'4" x 10'3"

Light and power, useable as an office space, workshop or hobby room.

#### Bedroom One

12'9" x 10'10"

UPVC double glazed window to the rear elevation, ceiling light fitting, vertical central heating radiator, carpet flooring, ceiling light fitting, built in storage, power points, direct access into the en suite.

#### En Suite to Bedroom One

10'4" x 9'0"

Three piece suite comprising low level WC, hand wash basin with mixer tap and storage underneath, walk in wet room style shower with tiled splash back, fitted shower head and removable shower head, vertical central heating radiator, vinyl flooring, ceiling light fitting, two UPVC double glazed window to the rear elevation, fitted cupboard housing the boiler.

#### Bedroom Two

13'10" x 8'11" max

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, wood effect flooring, power points, direct access into the en suite.

#### En Suite to Bedroom Two

9'8" x 4'6"

Low level WC with sink over, walk in shower with paneled splash back and removable shower head, wood effect flooring, ceiling spotlights, extractor fan, chrome heated towel rail.



## **Garage / Part Conversion**

Part of the garage has been converted into a separate snug area with power and light with stair access leading to the roof space providing storage options. In addition the previous owners have added a sink and toilet for practicality. Part of the garage still remains for additional storage.

## **Externally**

To the rear of the property is a private rear yard made up of paved patio great for outdoor seating leading through to the conversion extension from the garage. There is gated access out to the rear which leads you to the front of the garage providing off road parking for two vehicles. A further gate will lead you into the garden area, mostly laid to lawn surrounded by mature greenery and plants, the current owners have also created their own outdoor bar which sits on a paved patio area, a great space to enjoy in the summer months with family and friends kitted out with power and light.

## **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?**

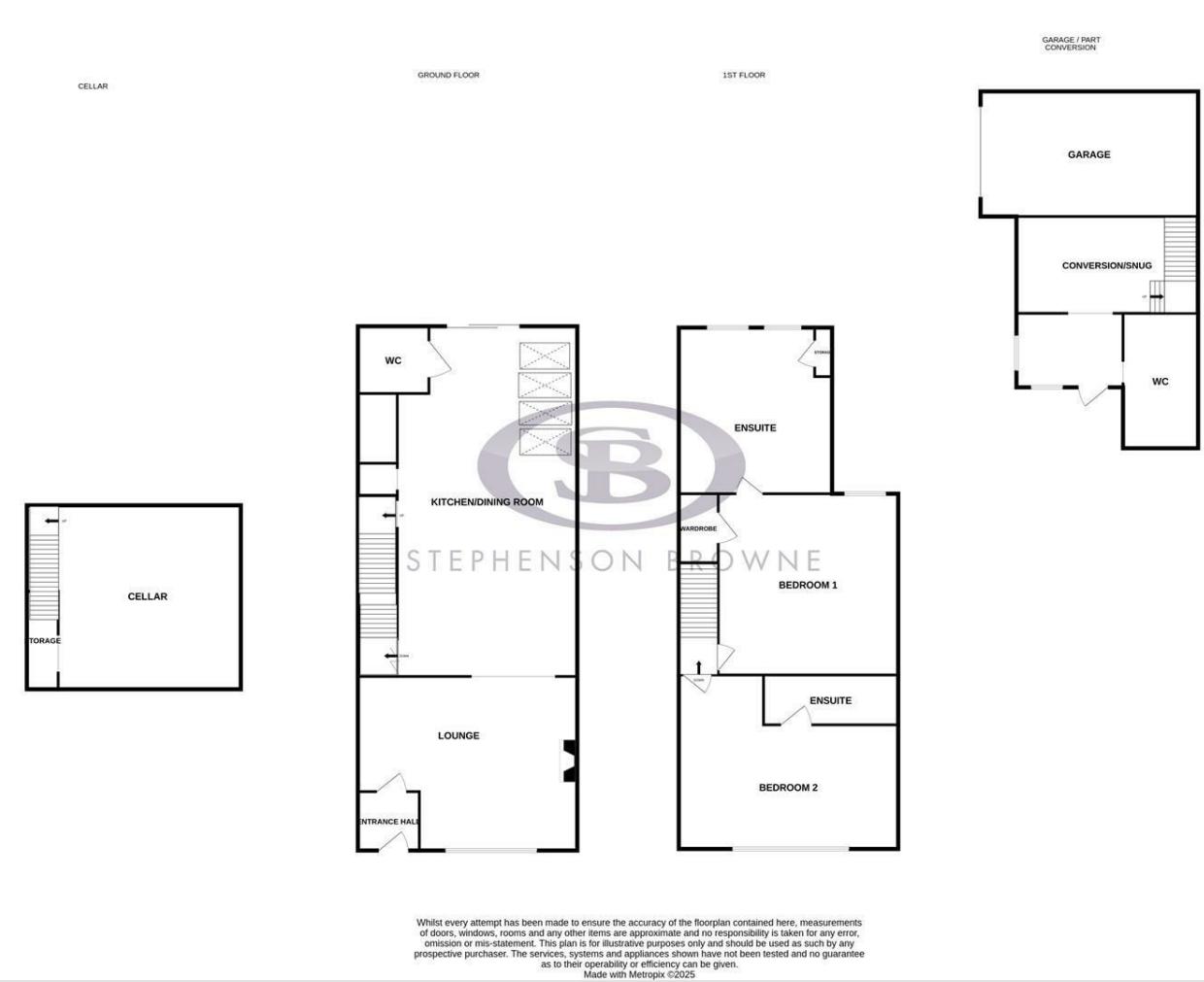
For a FREE valuation please call or e-mail and we will be happy to assist.

## **AML Disclosure**

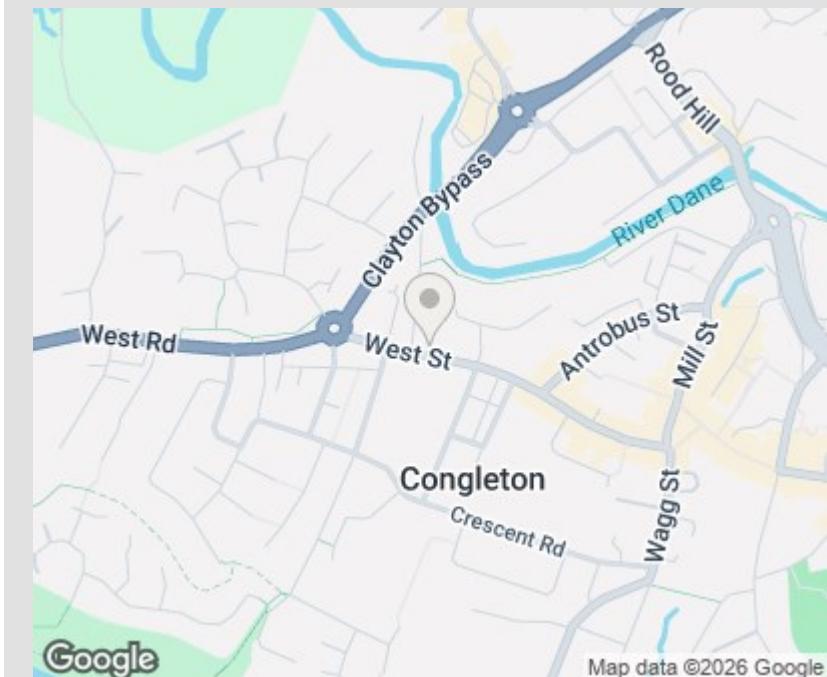
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## Floor Plan



## Area Map



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

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

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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