



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

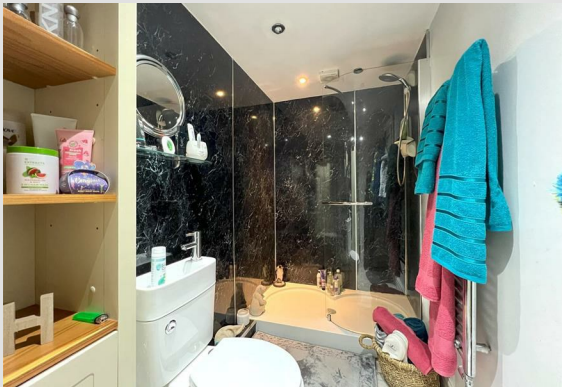
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

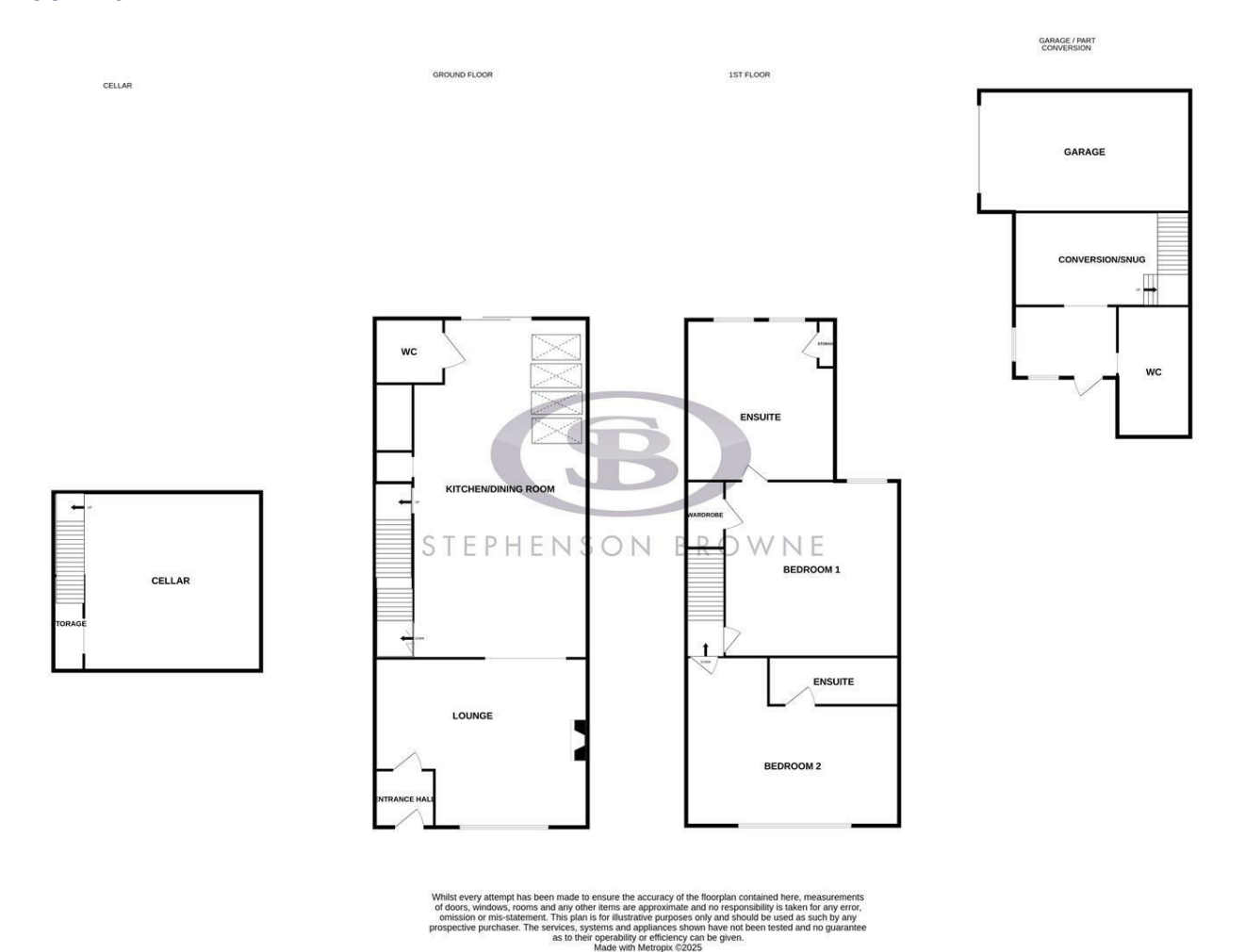
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

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.



Floor Plan



Area Map



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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64