



32A High Street
Congleton

£700



STEPHENSON BROWNE

32A High Street, Congleton CW12 1BD

£700

Nestled in the heart of Congleton on the bustling High Street, this first floor duplex flat offers a delightful blend of comfort and convenience. The spacious property boasts a well-designed layout that is perfect for those seeking ample living space.

Upon entering via the private entrance, up the stairs you are welcomed onto the generous first floor where there is a generous reception room, ideal for entertaining guests or enjoying quiet evenings at home. Kitchen to the rear of the property with appliances and a cloakroom. Up the second set of stairs there is a spacious landing area ideal as an office or dressing area. Three spacious bedrooms plus family bathroom with shower over bath providing plenty of room for relaxation and privacy, plus a spacious landing area.

Its central location means that you are just a stone's throw away from local amenities, shops, and transport links, making daily life both easy and enjoyable.

The property is perfect for those who appreciate spacious accommodation in a vibrant community. With its blend of modern living and traditional charm, this house on High Street is a wonderful opportunity for anyone looking to settle in Congleton. Don't miss the chance to make this lovely property your new home. Available NOW!

IMPORTANT INFORMATION

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask anymore specific questions in any area of importance before making a formal application.

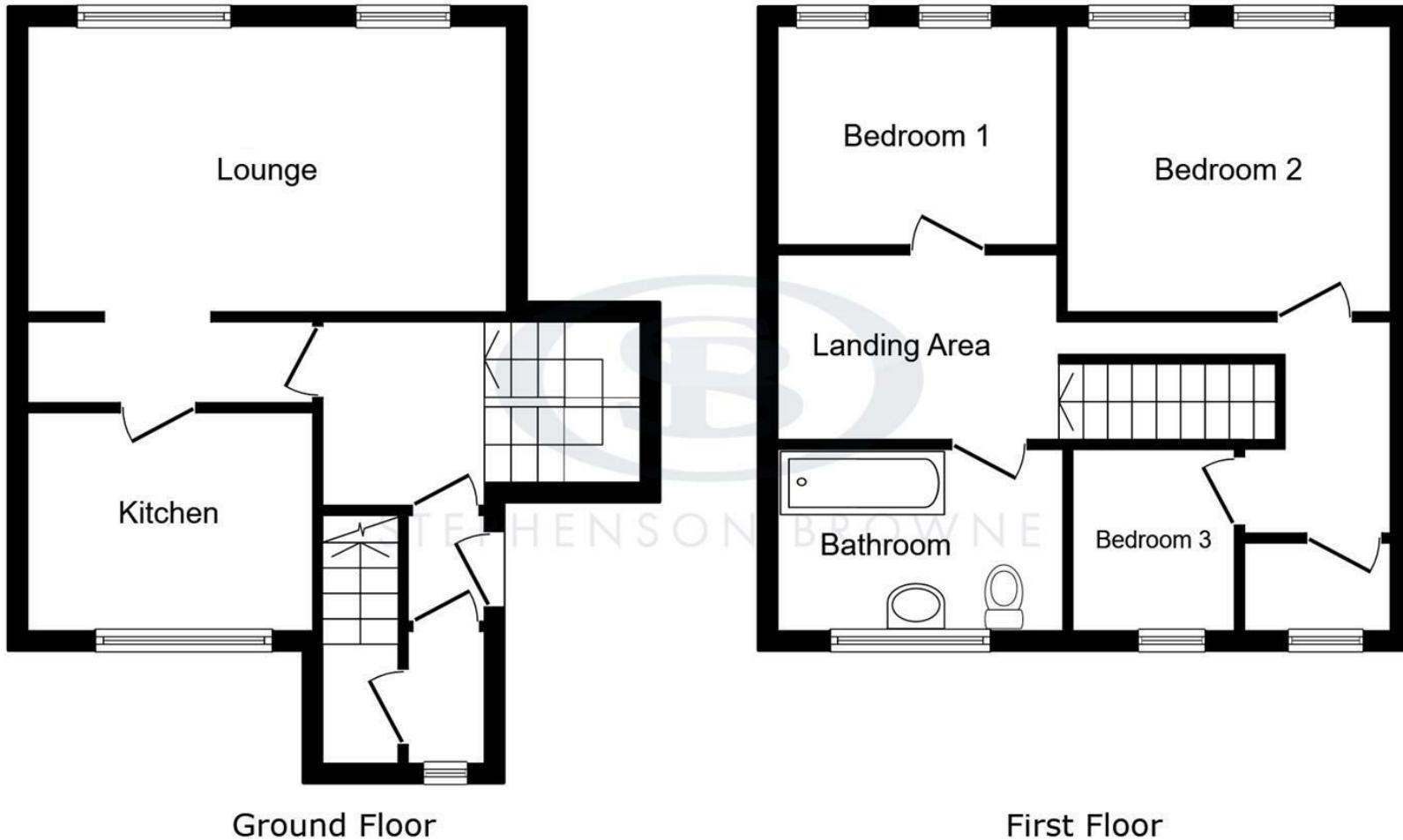
Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for the council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

36 High Street, Sandbach, Cheshire, CW11 1AN Tel: 01270 763200 opt 2

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





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

EU Directive 2002/91/EC