

23 Balmoral Gardens, Congleton, CW12 2GG



Offered for sale with no upward chain, this well-presented two-bedroom home is situated within a highly sought-after residential development, making it an ideal purchase for first-time buyers, downsizers, or buy-to-let investors.

The property can be sold with vacant possession or with the current tenant in situ, offering flexibility to suit a range of buyers.

Conveniently located close to well-regarded local schools, the picturesque Macclesfield Canal, and excellent commuter links to both Macclesfield and Leek, the property combines a desirable location with practical living.

Internally, the accommodation briefly comprises an entrance hall, fitted kitchen, guest WC, lounge, two bedrooms and a family bathroom, while externally the property benefits from an enclosed rear garden and off-road parking.

OIRO £155,000

Entrance Hall

Composite double glazed obscured glass front door leading into the entrance hallway.

Kitchen – 13'09" x 6'00"

UPVC double glazed window to the front elevation. Fitted with a range of wall, base and drawer units with tiled splashbacks, incorporating a 1½ bowl stainless steel sink and drainer. Built-in oven with gas hob and cooker hood over. Space and plumbing for a washing machine and dishwasher, space for a fridge freezer, and radiator.



Guest WC

Fitted with a wash hand basin with tiled splashback, low level WC, and radiator.



Lounge – 12'09" x 9'03"

UPVC double glazed window to the rear elevation and UPVC double glazed French doors opening onto the rear garden. Radiator.



First Floor Landing

Loft access and airing cupboard housing the hot water cylinder.

Bedroom One – 12'07" x 10'01"

Two UPVC double glazed windows to the front elevation, built-in wardrobes, and radiator.



Bedroom Two – 11'08" x 6'04"

UPVC double glazed window to the rear elevation and radiator.



Bathroom

UPVC double glazed obscured glass window to the rear elevation. Fitted with a panelled bath with electric shower over, tiled splashbacks, pedestal wash hand basin, low level WC, and radiator.



Externally

Front-Paved pathway leading to the entrance with a gravelled area, ideal for flower beds or decorative planting.

Rear- Enclosed rear garden with fencing to all boundaries and gated access. Mainly laid to lawn with a patio seating area and shed.



EPC- C

Council tax- B

Tenure- Freehold

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday 9.00 – 5.00

Saturday 9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested, and no warranty is given as to their working ability.



