



24 SYCAMORE AVENUE, CONGLETON, CW12 4TY

£139,995



STEPHENSON BROWNE

- **Ideal Opportunity for First-time buyers, Downsizers, or Investors**
- **Convenient On-street Parking Directly to the Front**
- **Excellent Location**
- **NO ONWARD CHAIN!!**
- **Open Plan Layout to the Ground Floor**
- **Viewing Highly Advised!**

Situated in one of the most sought-after areas of West Heath, this charming one-bedroom Maisonette offers an ideal opportunity for first-time buyers, downsizers, or investors alike.

The property is welcomed by a useful entrance porch, leading into a bright and comfortable lounge with access to the fitted kitchen. A striking spiral staircase rises to the first floor, where you will find a well-proportioned double bedroom, the main bathroom, and a practical built-in storage cupboard.

Externally, the home benefits from a low-maintenance front and rear garden, enclosed by mature hedging to create a private and peaceful outdoor space. There is convenient on-street parking available directly to the front of the property, along with a car parking space to the rear of the property.

West Heath is a highly regarded residential area, popular for its welcoming community feel and excellent local amenities. The property is ideally positioned close to a range of shops, supermarkets, and everyday conveniences, as well as reputable local schools. The area also benefits from strong transport links, providing easy access to surrounding towns and city centres, making it an excellent choice for commuters.

Combining privacy, practicality, and a prime location, this delightful Maisonette presents a wonderful opportunity to secure a home in a well-connected and desirable part of West Heath.



Open Plan Lounge/Kitchen

Modern L shape fitted kitchen, less than one year old, comprising wall and base units with work surface over, tiled splash back, integrated oven with electric hob and extractor over, inset sink with instant boiling water tap and single drainer, integrated dish washer, fridge and freezer. UPVC double glazed window to the front elevation, power points, ceiling spotlights, wood effect flooring throughout, spiral staircase to the first floor accommodation. To the lounge area is the front external door with UPVC double glazed window to the front and side elevation, electric radiator, ceiling light fitting, power points.





Bedroom One

UPVC double glazed window to the front and side elevation, ceiling light fitting, electric radiator, carpet flooring, power points.

Bathroom

Low level WC, hand wash basin with mixer tap, low level bath with mixer tap and shower over, tiled walls throughout, ceiling light fitting, wood effect flooring, storage cupboard, UPVC double glazed frosted window to the front elevation, electric heated towel rail.

Externally

Externally to the front and rear of the property is a low-maintenance garden, primarily laid with decorative stone, offering an ideal space for a seating area alongside a variety of plants and flowers. The garden is attractively bordered by a mature hedge and fencing, providing both privacy and character. Convenient on-street parking is available directly outside the property along with a designated parking space on the car park to the rear.

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?

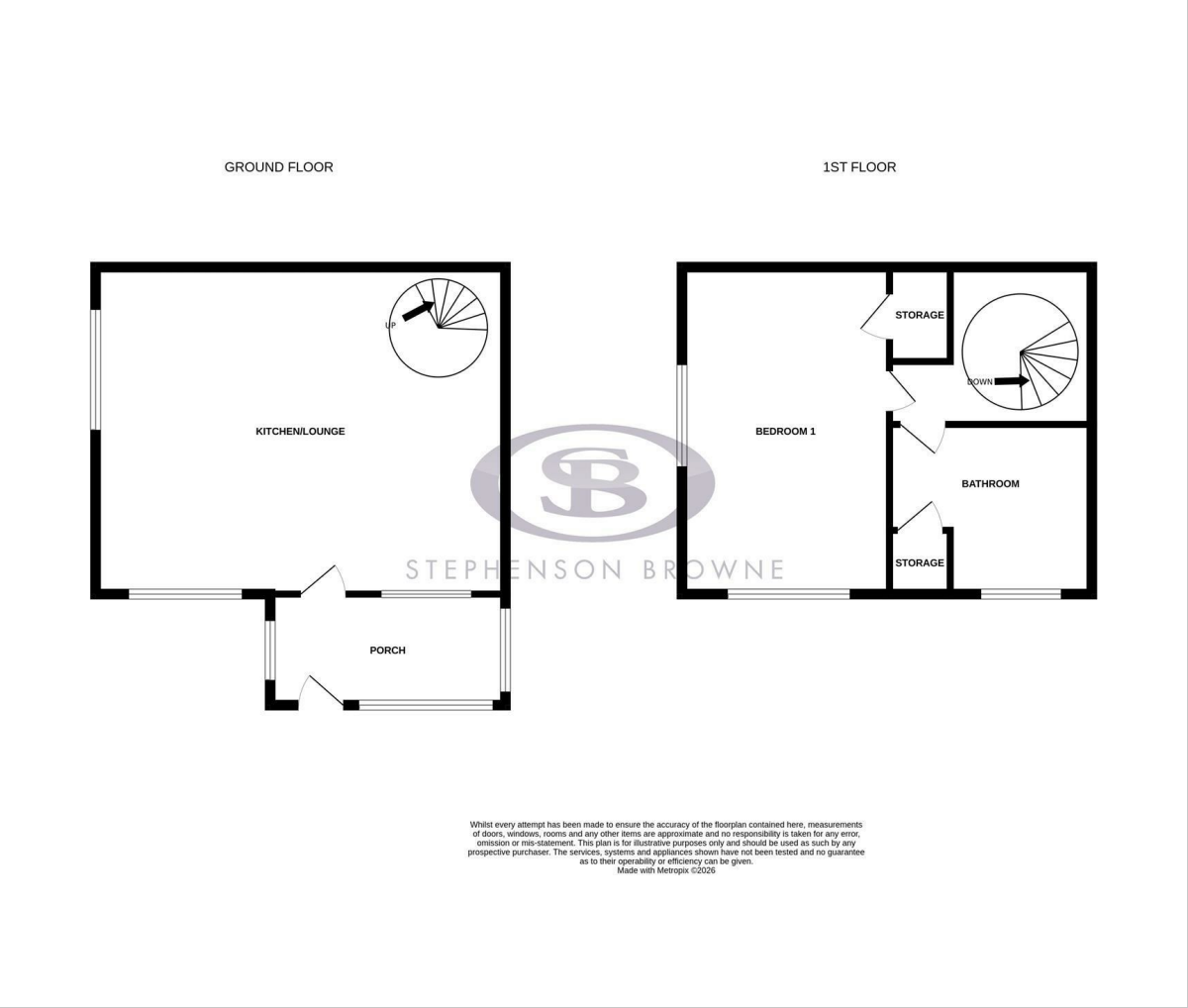
For a FREE valuation please call or e-mail and we will be happy to assist.

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

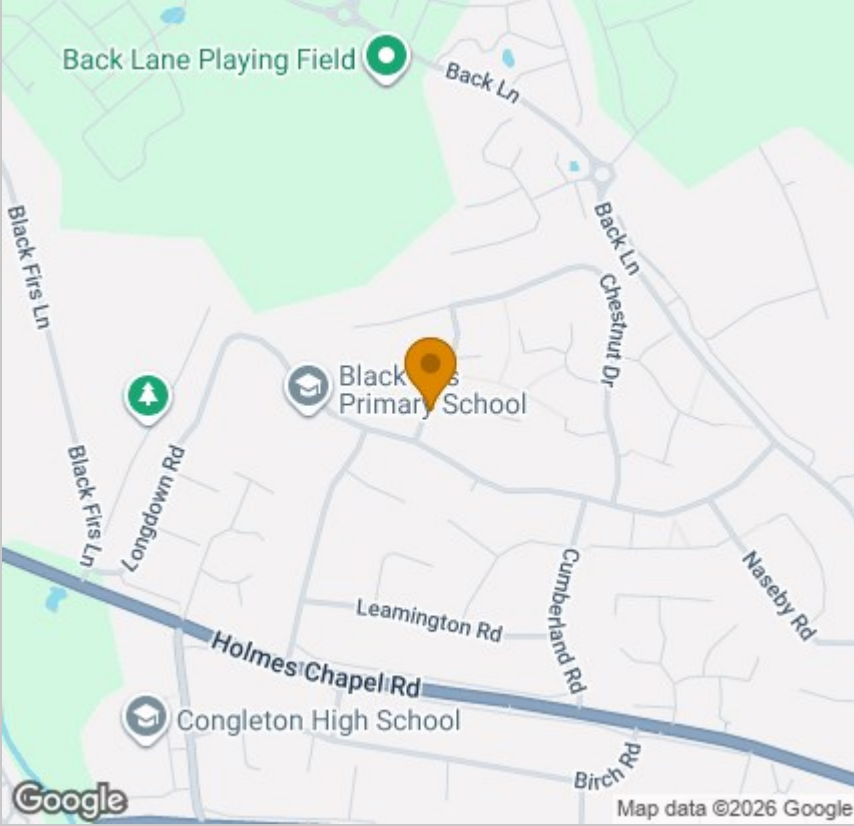


Viewing

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 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

Area Map



Energy Efficiency Certificate

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