



STEPHENSON BROWNE

Heath Road, Congleton

CW12 4LF



£250,000

Description

Situated on the ever-popular Heath Road in the sought-after West Heath area of Congleton, this well-presented three-bedroom home offers well-proportioned accommodation ideally suited to first-time buyers, growing families and downsizers alike.

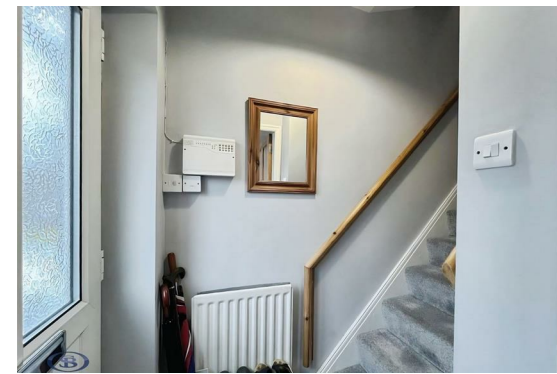
The ground floor comprises an entrance hall, a welcoming lounge providing an ideal space for relaxation, and a well-appointed dining kitchen offering ample storage and workspace, with an additional area currently utilised as a study space, perfect for modern-day living.

To the first floor, there are three generously sized bedrooms and a family bathroom, providing comfortable and versatile accommodation throughout.

Externally, the property benefits from a paved driveway to the front, with further gated driveway leading down the side of the property to a detached garage. The front garden is well maintained and enjoys an attractive array of mature greenery, creating excellent kerb appeal. To the rear, a generously sized garden, mostly laid to lawn and complemented by multiple seating areas, offering the perfect space for enjoying the warmer months. An outbuilding provides useful storage and offers potential for a variety of alternative uses, subject to requirements.

The property is ideally placed for the wealth of amenities available within Congleton and Sandbach, with excellent commuter links via the M6, A500 and A34 all within easy reach. Families are particularly well catered for, with a number of highly regarded schools nearby, including Quinta Primary School, Black Firs Primary School and Congleton High School, whilst West Heath Shopping Precinct is within comfortable walking distance.

Offering well-balanced accommodation, generous outdoor space and a highly convenient location, this delightful home presents a fantastic opportunity for buyers seeking a property in one of Congleton's most popular residential areas. Early viewing is highly recommended.



Tenure

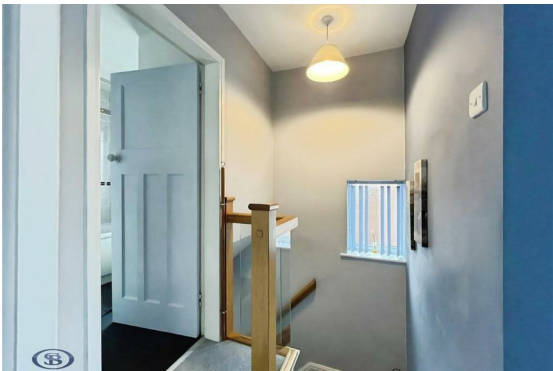
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

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

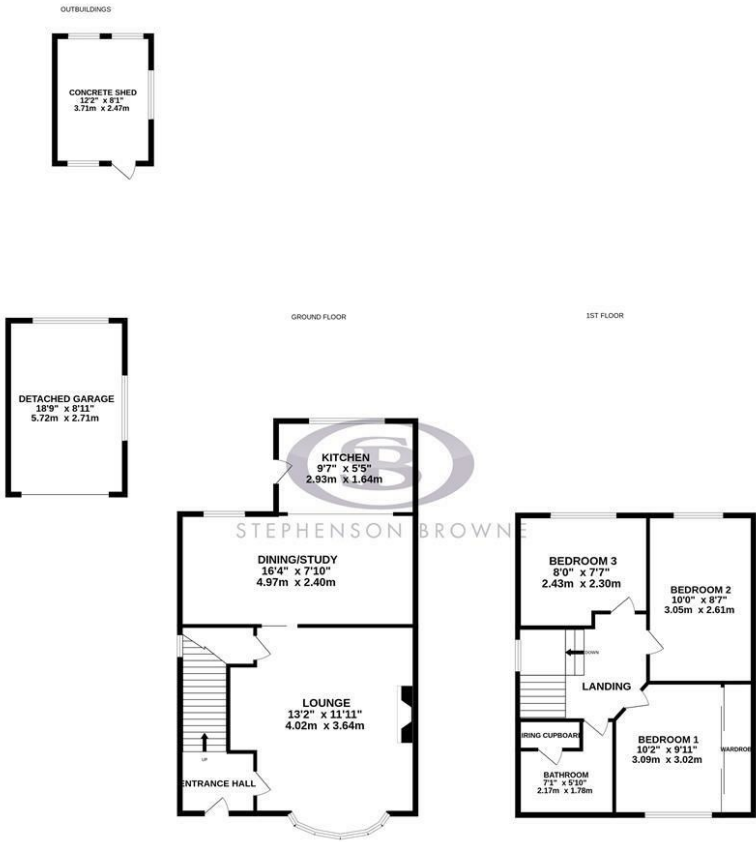
AML Disclosure

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.



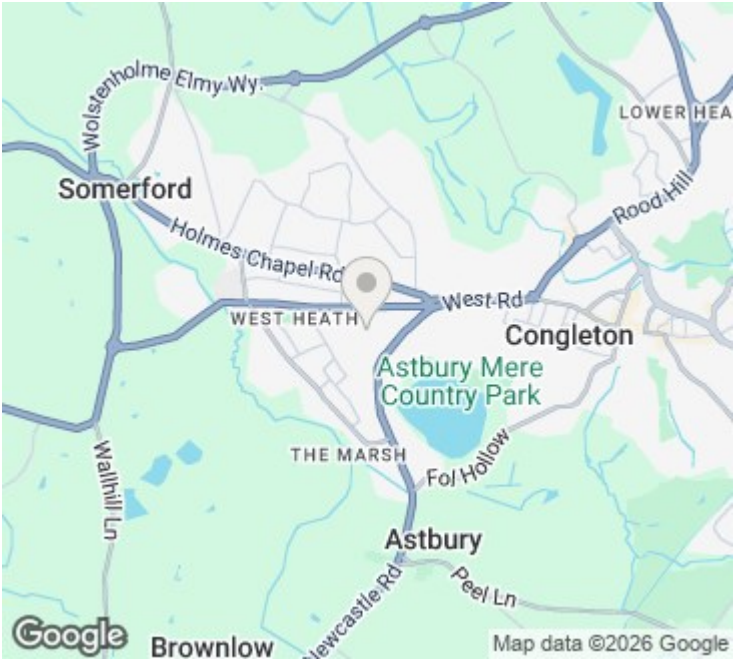


Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

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 office using the details provided at the bottom of this page if you are interested in booking a viewing 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

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www.stephensonbrowne.co.uk