

STEPHENSON BROWNE

Walgrave Close, Congleton

CW12 4TS

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Offers Over £240,000

DESCRIPTION

This superbly extended home provides flexible, well-proportioned accommodation suited to a wide range of buyers. Occupying a sought-after position in West Heath, the property combines generous living space with a versatile layout, making it an ideal choice for first-time buyers, professionals, downsizers seeking additional room, small families, or anyone looking for a home that can easily adapt to changing needs.

The accommodation is both spacious and highly adaptable. The principal reception room is currently arranged as a study, dining area and comfortable sitting space, showcasing its impressive versatility. Two further reception rooms are presently used as a spacious through lounge but could easily be reconfigured to create an additional bedroom, playroom, formal dining room or dedicated home office. Completing the ground floor is a stylish fitted kitchen offering space for appliances with some already integrated, together with a well-appointed bathroom. Upstairs, there are two generously sized double bedrooms, with the second bedroom benefiting from fitted storage.













The current owner has also invested in a number of improvements within the last year, including the replacement of several windows and external doors, new fascias, and landscaping of the rear garden, enhancing both the property's appearance and energy efficiency.

Outside, the property benefits from off-road parking for two vehicles and a private, sunny rear garden with a detached garage, providing excellent storage or an ideal workshop space. Designed for both relaxation and entertaining, the enclosed garden offers plenty of room for summer barbecues, alfresco dining or simply enjoying the outdoors.

Conveniently situated within easy reach of West Heath Shopping Centre, well-regarded schools and excellent transport links, including the M6 motorway, this is a spacious and adaptable home offering outstanding value in one of the area's most desirable residential locations.













Need to Sell?

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

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.

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.















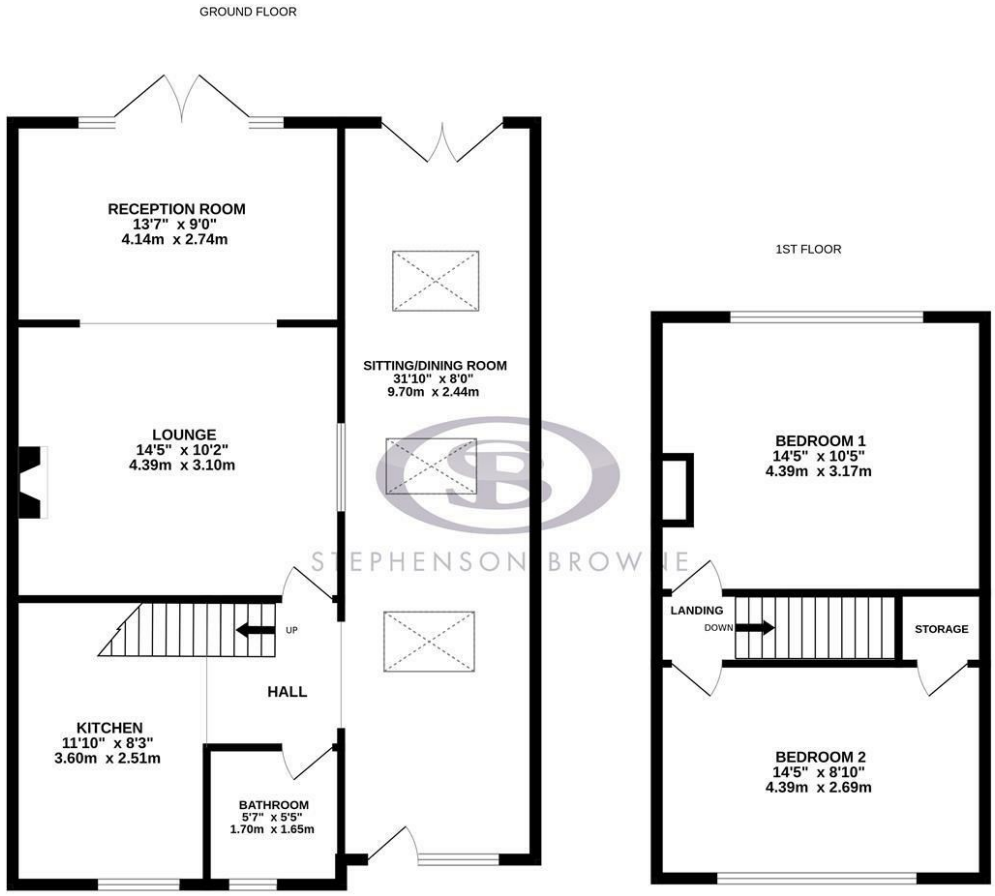








Floorplans



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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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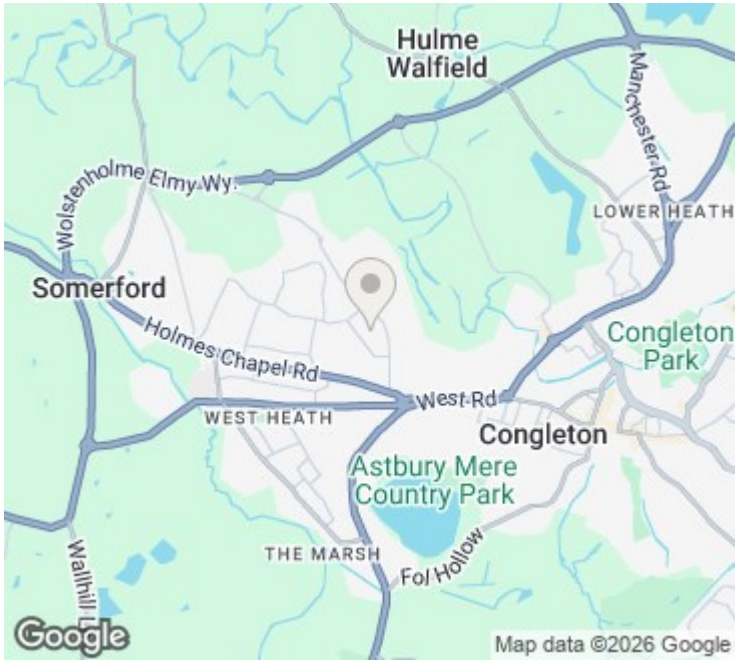
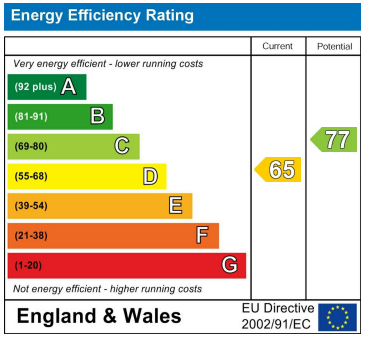
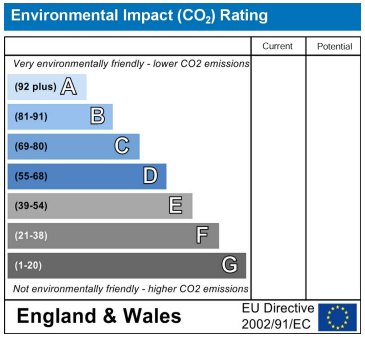
Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final 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