



53 ST. JAMES AVENUE, CONGLETON, CW12 4DY
GUIDE PRICE £190,000



STEPHENSON BROWNE

Located just a short walk from Congleton Town Centre and Astbury Mere Country Park, with a variety of local shops and amenities close by, this spacious three-bedroom mid-terrace home offers an extremely convenient lifestyle with almost everything on your doorstep. Ideal for families, first-time buyers, investors, or anyone seeking a well-connected location, the property combines practical and spacious living space with great access to the surrounding area.

The ground floor opens with a welcoming entrance hall featuring useful under-stair storage. The generous sized lounge benefits from French doors that lead directly onto the garden, allowing plenty of natural light and a great connection to the outdoor space. The kitchen/diner provides ample storage and worktop space along with some integrated appliances, while a separate utility room offers plumbing and space for laundry appliances.

Upstairs from the landing, you'll find three well-proportioned bedrooms, each with cupboard or storage space built in completed with a stylish three-piece bathroom suite.

Outside, the rear garden has been fully decked for low maintenance and offers multiple seating areas, perfect for relaxing or entertaining. There's also a practical outbuilding for storage and access to a side gully from the utility for convenient bin access. On-street parking is also available at the front of the property.

Well located and thoughtfully laid out, this home is not one to be missed! Early viewing is highly recommended to fully appreciate what this property has to offer.



MODERN METHOD OF AUCTION- STARTING BID- £190,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Entrance Hall

External front entrance, vinyl wood effect flooring, UPVC double glazed window to the front elevation, access to under stair storage, central heating radiator, ceiling light fitting, stair access to first floor accommodation.

Lounge

17'7" x 11'4"

UPVC double glazed window to the front elevation, French doors and UPVC double glazed windows to the rear elevation, gas feature fireplace, laminate wood effect flooring, central heating radiator, ceiling light fitting, power points.

Kitchen/Diner

12'11" x 10'11"

Wooden kitchen comprising wall and base units with work surface over, under unit lighting, tiled splash back, inset stainless steel sink with single drainer and mixer tap, eye level integrated oven and grill, five ring gas hob with extractor over, wood effect flooring, ceiling light fitting, central heating radiator, power points, UPVC double glazed window to the rear elevation, direct access into the utility.

Utility

8'0" x 7'0"

Wall and base units with work surface over, space and plumbing for washing machine and dryer, laminate wood effect flooring, ceiling light fitting, central heating radiator, external door access out into the garden, external access out into the gully.

Landing

Providing access to all first floor accommodation, UPVC double glazed window to the front elevation, carpet flooring, loft access, power point, storage cupboard.

Bedroom One

12'11" x 11'2"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, power points, built in storage.

Bedroom Two

11'8" x 10'0"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, power points, cupboard housing the combi boiler.

Bedroom Three

8'7" x 7'1"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points, built in storage.

Bathroom

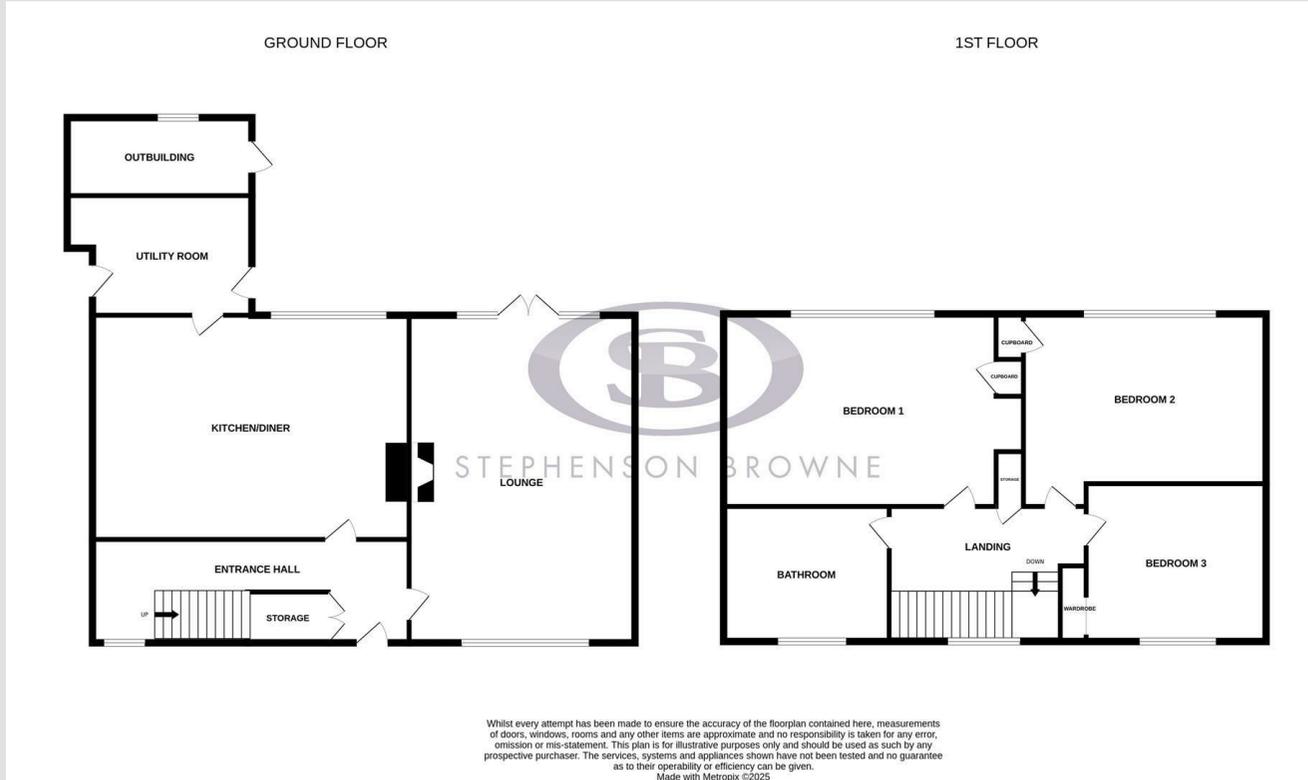
6'8" x 5'11"

Three piece white suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap and shower attachment over, tiled walls throughout, wall mounted mirrored cabinet, extractor fan, ceiling light fitting, vinyl flooring, central heating radiator.

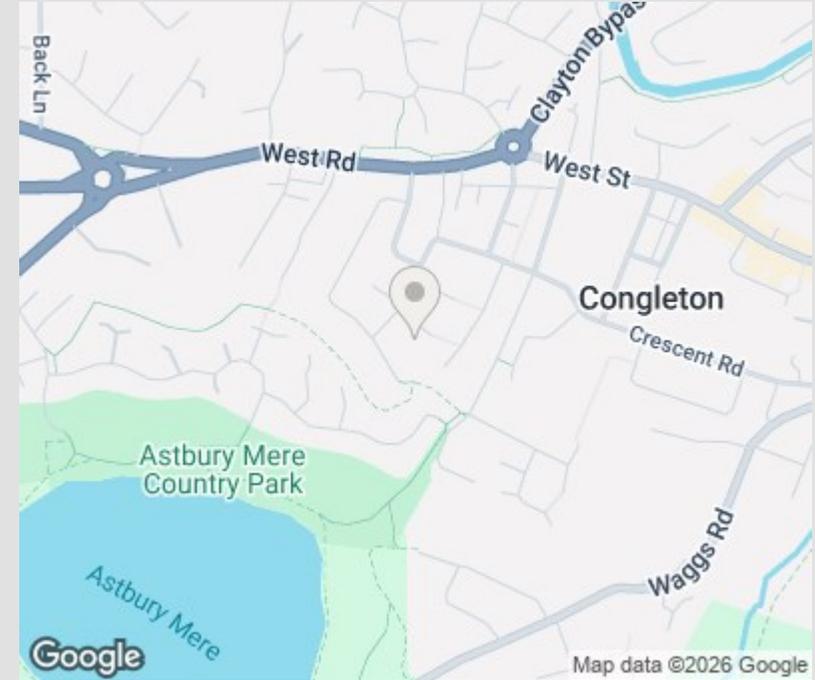




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			84
		68	
England & Wales	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			
England & Wales	EU Directive 2002/91/EC		

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 note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

21 High Street, Congleton, Cheshire, CW12 1BH
 T: 01260 545600
 E: congleton@stephensonbrowne.co.uk
 W: www.stephensonbrowne.co.uk

