



STEPHENSON BROWNE

**Hawthorne Close,  
Congleton**  
CW12 4UF



**£199,950**

## Description

This is an excellent opportunity to acquire a three-bedroom semi-detached home, offered for sale with NO ONWARD CHAIN and ideal for a variety of buyers. With generous room sizes throughout, the property presents fantastic potential for a new owner to modernise and truly make it their own.

Internally, the home offers a well-proportioned living space, kitchen/diner, three good-sized bedrooms and bathroom, while externally it benefits from a block-paved driveway to the front for ample off road parking. To the rear, a larger-than-average garden provides plenty of outdoor space along with scope for extension, subject to the relevant planning permissions.

Located in a highly desirable family area, the property is within easy reach of well-regarded schools, local amenities, and attractive green spaces including Back Lane Village Green and Astbury Mere Country Park, both just a short walk away. The nearby West Heath Shopping Centre offers a range of everyday conveniences, adding to the appeal of this well-connected location.

Don't miss the opportunity to view, call us today to arrange that all important viewing!

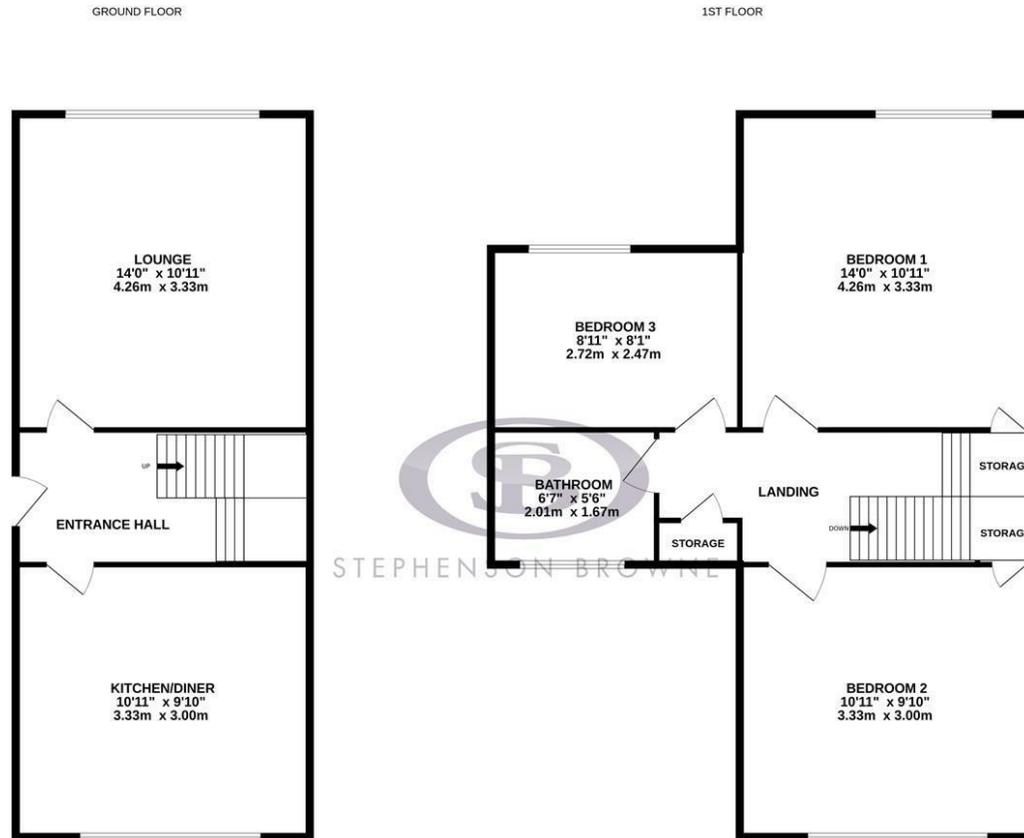




## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# 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. Made with Metropix ©2025

# Area Map



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

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

**T: 01260 545600 E: congleton@stephensonbrowne.co.uk**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)