Whittaker & Biggs
Est. 1930
Rostons Group

76 Mill Street, Congleton, CW12 1AG

£169,995

- Three spacious bedrooms
- Stylish shower room
- No upward chain
- Two open-plan reception rooms
- Enclosed yard and garden
- Modern kitchen with utility area
- Convenient for Congleton Town Centre, Market Quarter, and Congleton Park

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Spacious Three-Bedroom End of Terrace Home.
Positioned in a highly convenient location close to Congleton Town Centre, this deceptively spacious three bedroom end of terrace property offers generous living accommodation, character features, and modern comforts throughout.

Stepping inside, you're greeted by two open-plan reception rooms, beautifully combined to create a light and sociable living and dining area with a feature fireplace having a multi fuel and exposed beams adding a touch of traditional charm. The modern kitchen is fitted with a range of units, integrated oven and hob, and benefits from an adjoining utility area, providing excellent practicality for everyday living.

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Council Tax Band: B

To the first floor are three well proportioned bedrooms and a stylishly refitted shower room, spacious in size complete with a walk in shower enclosure and contemporary fittings.

Externally, the property benefits from a good-sized enclosed rear yard and an adjoining rear garden, offering a private and versatile outdoor space ideal for low-maintenance enjoyment or further landscaping potential.

While there is no official parking, there is immediate roadside parking available directly outside the property.

The property's position on Mill Street places it just a short stroll from Congleton's Market Quarter, the vibrant Town Centre, and the picturesque Congleton Park, ideal for leisurely walks and weekend relaxation.

This charming home perfectly blends traditional character with practical living, representing an excellent opportunity for first-time buyers, families, or investors alike. Offered with no upward chain.

Lounge

14'3" x 11'8"

Having a UPVC double glaze window and front entrance door, continuous oak effect laminate flooring, radiator. Mock beams to ceiling, feature fireplace having exposed brick with timber mantle and cast-iron multi fuel stove set upon a tiled hearth. Built media unit display unit to alcove. Opening through into dining room

Dining Room

14'7" x 14'9"

Having picture rail, radiator, feature alcove with recessed lighting and built-in display shelving, display unit with stained glass motif with in storage below. stairs off to first floor landing. Opening through into utility room. (please note : both rooms not square)

Utility Room

8'3" x 5'2"

Having fitted worksurface with wall cupboards above, UPVC double glazed rear entrance door with half glazed panelling and glazed window to side

Kitchen

8'1" x 8'8"

Having range of wall mounted cupboard and base unit with fitted worksurface over incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap over. Integral electric combination oven and grill with separate gas hob over and stainless steel splashback with chimney style double width extractor fan over. Recessed LED lighting to ceiling, plumbing for washing machine and dishwasher, part tiled walls, UPVC double glazed window to the rear aspect.

First Floor Landing

First floor landing having a UPVC double glazed window to the side aspect for decorative stained glass panel, access to loft space, recessed LED lighting to ceiling. Radiator.

Bathroom

11'5" x 4'9"

Having a modern suite comprising of a walk-in double width shower cubicle with triton electric shower and fixed glazed shower screen, pedestal washing basin, low level WC, part tile walls, tiled floor, chrome heated towel radiator, recessed LED lighting to ceiling. Extractor fan ceiling.

Bedroom One
9'10" x 11'5"
Having a UPVC double glazed window to the front aspect, radiator, built in storage with vanity unit, fixed mirror and shelving.

Bedroom Two
13'3" x 10'2"
Having a UPVC double glazed window to the rear aspect, radiator.

Bedroom Three
15'3" x 5'5"
Having a UPVC window to the side aspect, radiator, recess LED lighting and access to loft space. Built in store cupboard housing ideal gas fired central heating boiler. (4.66 m maximum reducing to 2.63 m x 2.63 m reducing to 1.66 m)

Externally
To the rear aspect, there is a fully enclosed no maintenance yard giving gated access onto the enclosed rear garden

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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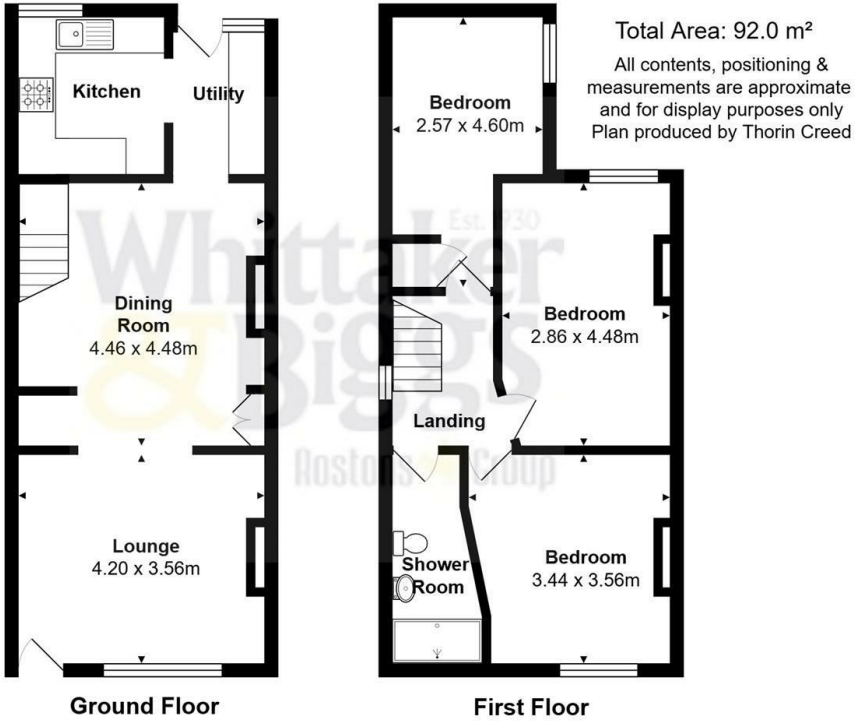

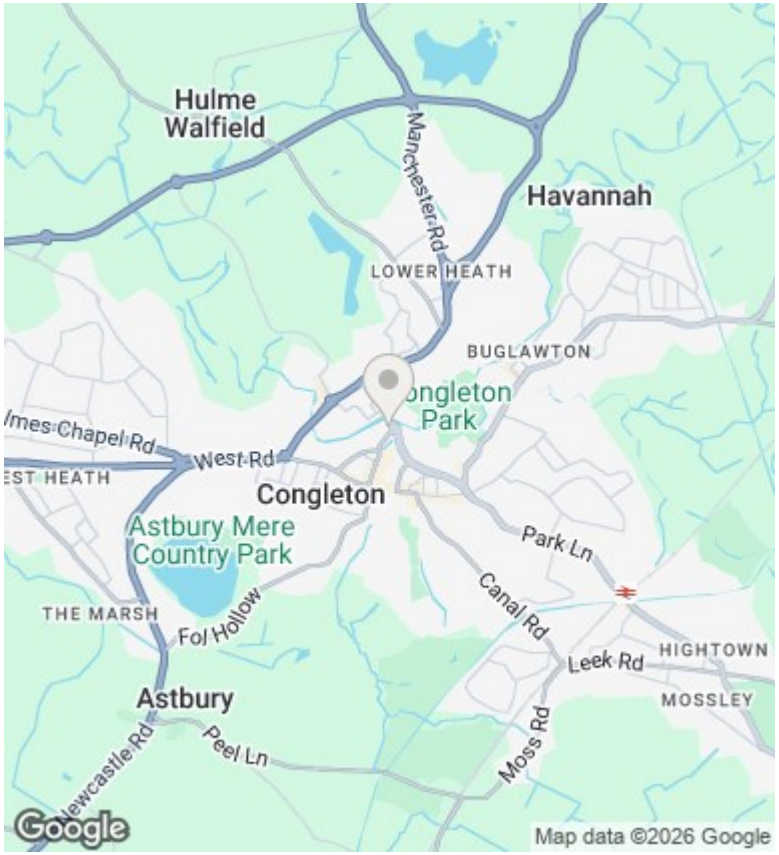

Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

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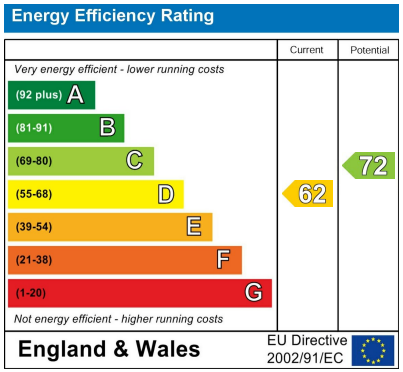

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