STEPHENSON BROWNE

# Three Fields Close, Congleton

CW12 4PU

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**£260,000**

# Description

This well-presented two-bedroom semi-detached bungalow offers comfortable, single-level living in a highly sought-after residential area, making it an ideal choice for downsizers or those seeking a more accessible home.

The property is thoughtfully arranged, with a welcoming entrance hall leading to a bright and spacious living room, and a well-appointed open-plan kitchen and dining area. This sociable space provides ample storage and worktop space, while also offering plenty of room for dining and entertaining. Two generously sized bedrooms and a modern bathroom complete the internal accommodation, all maintained to a good standard throughout.

Externally, the home benefits from a private driveway leading to a detached garage, along with low-maintenance gardens to both the front and rear, perfect for those looking to enjoy outdoor space without extensive upkeep.

A key feature of this bungalow is its practicality and ease of living, with all accommodation set across one level, offering a convenient and manageable layout suited to a wide range of buyers.
Situated in a desirable and well-connected location, the property is within easy reach of a range of local amenities and well-regarded schools. Attractive green spaces such as Back Lane Village Green and Astbury Mere Country Park are just a short walk away, while West Heath Shopping Centre offers a variety of everyday conveniences nearby.

Overall, this is a superb opportunity to acquire a ready-to-move-into bungalow in a popular area, combining comfort, convenience, and accessibility.

# Room Descriptions

Entrance Hall
12'4" x 4'5"
UPVC entrance door, access to further accommodation and radiator.

Living Room
14'10" x 11'10"
Feature electric fireplace with hearth and surround, UPVC double glazed window to the front elevation and radiator, sky and phone point.

Kitchen / Dining Area
13'5" x 10'7"
Fitted with a range of wall and base units with work surface over, space for range cooker, fitted stainless steel extractor hood, space for further appliances, stainless steel sink with drainer and mixer tap above, tiled splash backs, tiled flooring and radiator. Open plan into dining area:

Dining Area
9'4" x 8'11"
UPVC windows to the rear and side elevation, UPVC door to the side elevation, spot lights and radiator.

Bedroom One
11'5" x 10'10"
UPVC double glazed window to the front elevation, built in wardrobes and radiator.

Bedroom Two
11'0" x 9'10"
UPVC double glazed window to the rear elevation, built in wardrobes and radiator.

Bathroom
6'9" x 6'0"
The bathroom is fitted with a modern white suite comprising a pedestal wash hand basin with mixer tap, low-level WC, and a walk-in shower enclosure with glass screen and wall-mounted shower, tiled walls, a heated towel rail, wall-mounted mirrored cabinets for storage, and UPVC double glazed opaque window to the rear elevation.

Garage
16'3" x 8'11"
Up and over door, power and lighting. Window to the side elevation.

Externally
Externally, the home benefits from a private driveway leading to a detached garage, along with low-maintenance gardens to both the front and rear, perfect for those looking to enjoy outdoor space without extensive upkeep.

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.

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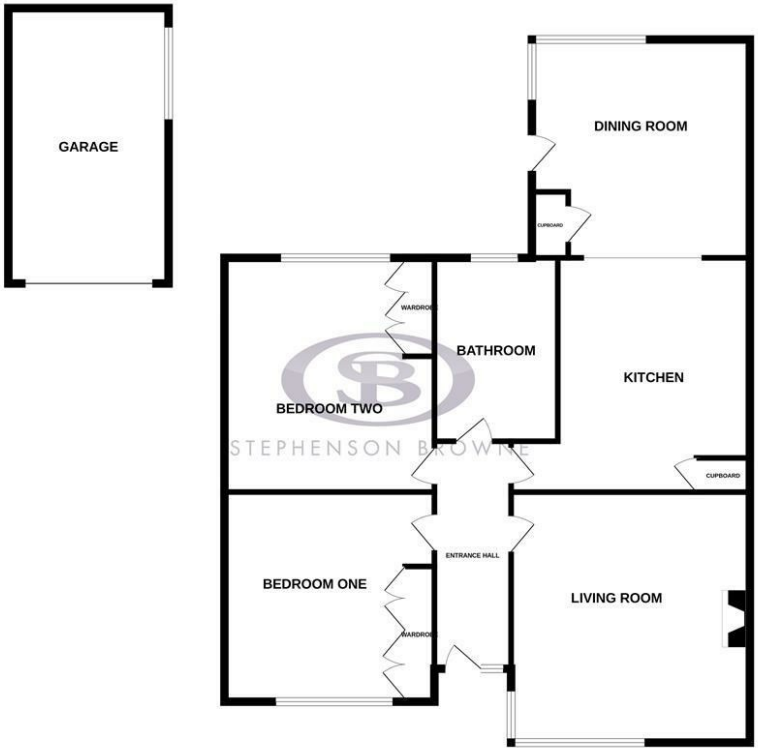
AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks 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

GROUND FLOOR




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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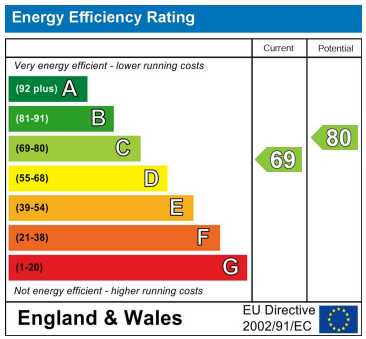
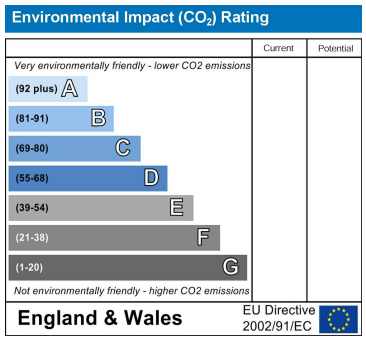
# Area Map

# EPC Rating




# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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**www.stephensonbrowne.co.uk**