



18 PARSON STREET, CONGLETON, CW12 4ED

£185,000



STEPHENSON BROWNE

Stephenson Browne are delighted to welcome to the market this spacious three-bedroom mid-terrace property, ideally located within walking distance of Congleton Town Centre and offered for sale with no onward chain, this home presents a fantastic opportunity for first-time buyers or investors alike. Its convenient location places you close to a wide range of local amenities, including shops, cafés, and schools, with excellent transport links also within easy reach, making it perfect for commuters and families alike.

Upon entry, the property welcomes you into a comfortable lounge, which flows seamlessly into the dining area, creating a sociable and open-plan living space. This leads through to a well-equipped kitchen, separate utility room, and a downstairs shower room with additional storage space.

Upstairs, the property offers three bedrooms, including a generously sized main bedroom, which benefits from having a private four-piece suite bathroom directly accessible.

Externally, there is on-street parking to the front, while the rear boasts a low-maintenance yard with a paved patio, ideal for summer dining or relaxing outdoors. The yard also features a shed for convenient storage and space for a table and chairs.

This well-located home combines spacious accommodation with practical features, making it an ideal purchase for those looking to get onto the property ladder or add to their investment portfolio.



### Lounge

11'11" x 11'0"

External front entrance door, UPVC double glazed window to the front elevation, ceiling fan light fitting, electric feature fireplace, wood effect flooring, central heating radiator, power points.

### Dining Room

9'3" x 10'10"

Ceiling fan light fitting, central heating radiator, wood effect flooring, stair access to the first floor accommodation, power points.

### Kitchen

10'10" x 6'11"

Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset stainless steel sink with double drainer and mixer tap, integrated double oven with gas hob and extractor over, space for fridge, ceiling spotlights, tiled flooring, UPVC double glazed window to the rear elevation, power points, direct access to further ground floor accommodation.

### Utility Room

3'9" x 5'4"

External door out into the rear yard, UPVC double glazed window to the rear elevation, polycarbonate roof, surface unit with space and plumbing underneath for a washing machine and dryer, power points.

### Shower Room

3'9" x 4'11"

Three piece white suite comprising low level WC, hand wash basin with pillar taps, walk in electric shower with tiled splashback and removable shower head, extractor fan, tiled flooring, ceiling light fitting, chrome heated towel rail.

### Bedroom One

11'4" x 14'0"

UPVC double glazed window to the rear elevation, two ceiling light fittings, wood effect flooring, central heating radiator, built in storage cupboard, power points, access to en suite bathroom.

### En Suite

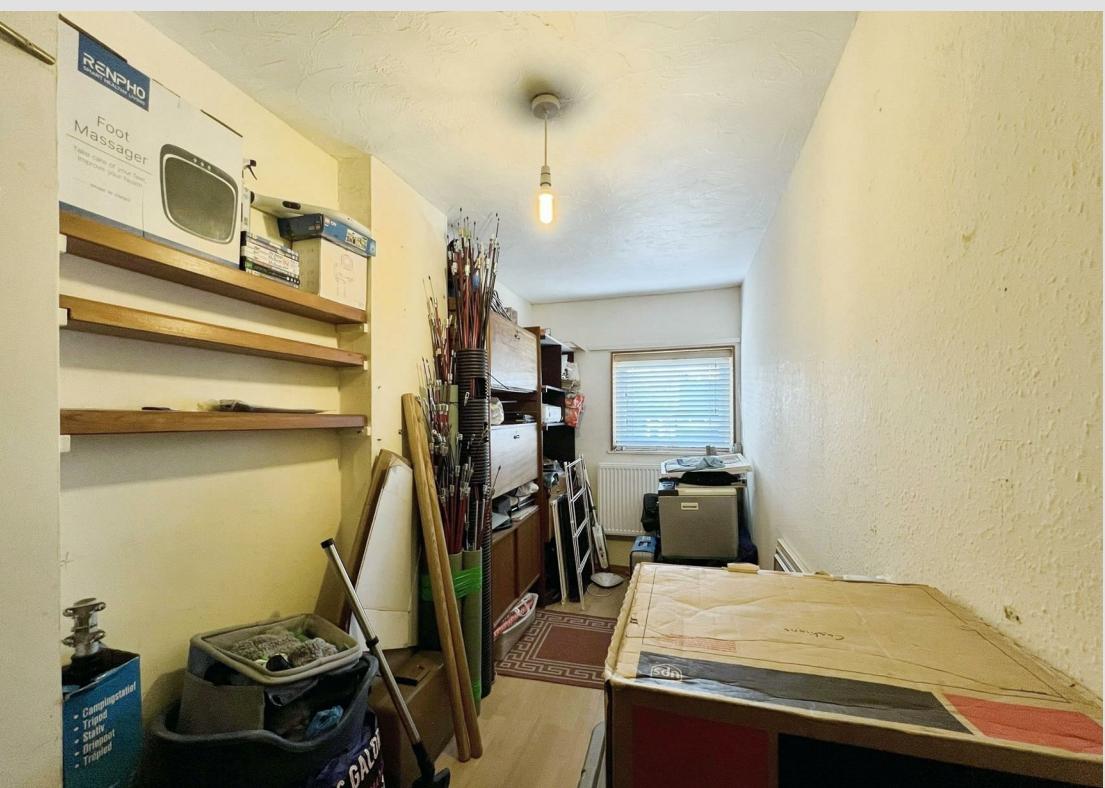
5'6" x 9'1"

Four piece suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, low level jet bath with mixer tap and shower head attachment over, walk in electric shower with tiled splash back and removable shower head, tiled flooring, ceiling light fitting, extractor fan, chrome heated towel rail, UPVC double glazed frosted window to the side elevation.

### Bedroom Two

15'7" x 5'9"

UPVC double glazed window to the front elevation, ceiling light fitting, wood effect flooring, central heating radiator, power points.



## **Bedroom Three**

5'11" x 10'11"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, wood effect flooring, power points.

## **External**

Externally, there is on-street parking to the front, while the rear boasts a low-maintenance yard with a paved patio, ideal for summer dining or relaxing outdoors. The yard also features a shed for convenient storage and space for a table and chairs.

## **Tenure**

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. The lease term commenced in 1854, the current owners have advised no charges are payable as from what we are aware there is no existing management company.

## **Need To Sell?**

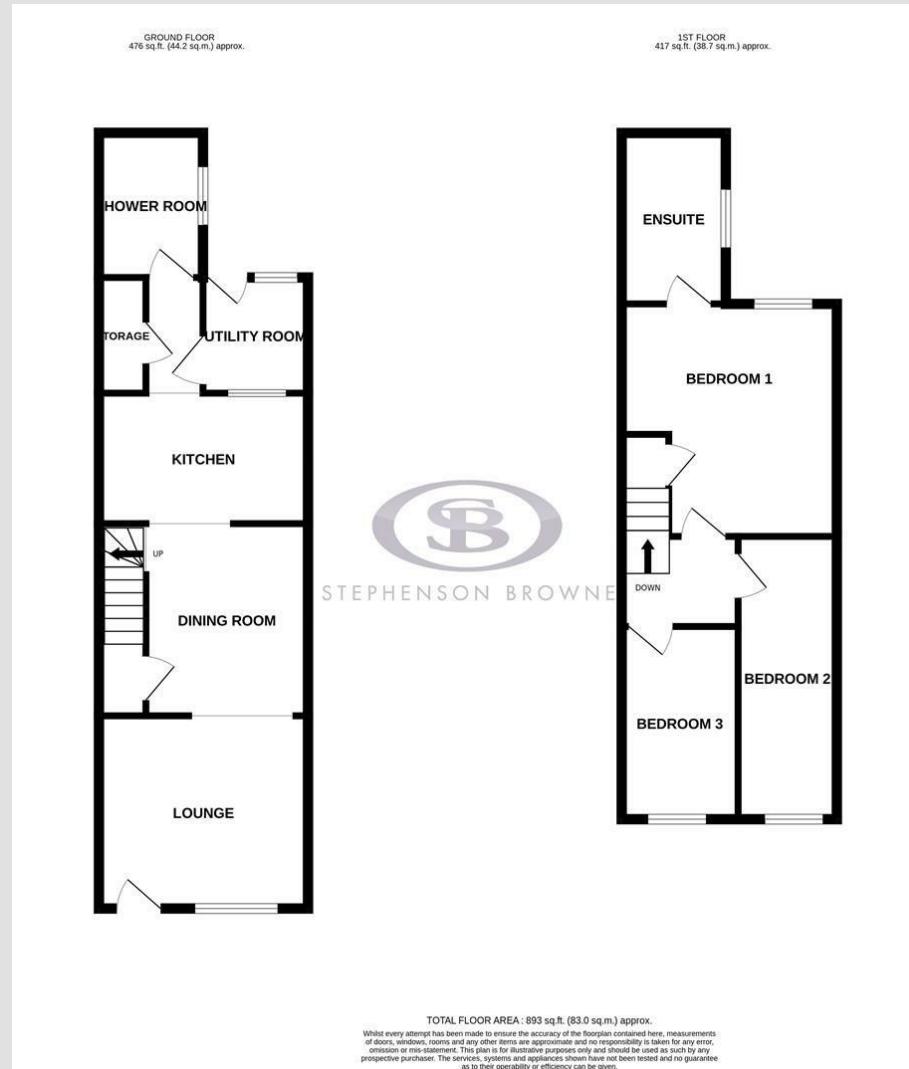
For a FREE valuation please call or e-mail and we will be happy to assist.

## **AML Disclosure**

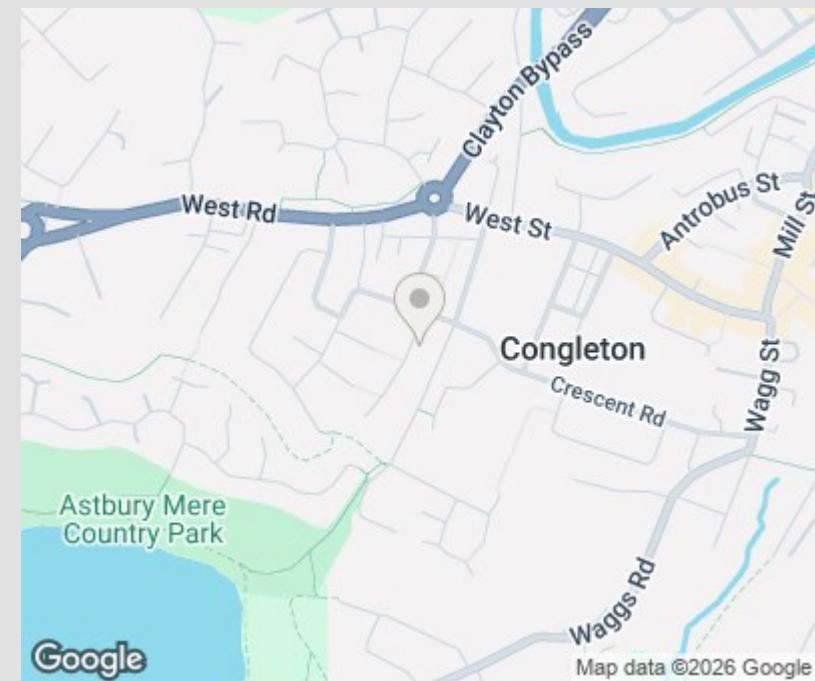
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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



## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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