



6 GALBRAITH CLOSE, CONGLETON, CW12 4WG

£245,000



STEPHENSON BROWNE

Located in a popular and convenient area of Congleton, this three-bedroom mid-townhouse offers a fantastic opportunity for buyers to make a home their own. Within walking distance of Congleton town centre and the picturesque Astbury Mere Country Park, the property provides flexible living accommodation arranged over three levels ideal for families, professionals, or anyone seeking a versatile layout to suit modern living.

The ground floor welcomes you with a generous entrance hallway, leading to a third bedroom which could equally serve as a second reception room, home office, or playroom. This level also benefits from two useful storage cupboards and a convenient downstairs WC, adding to the home's practicality.

On the first floor, you'll find a bright and spacious lounge ideal for relaxation, a contemporary family bathroom, and a stylish dining kitchen equipped with ample storage and workspace. From the kitchen, a conservatory extends into the rear garden, creating a light-filled dining or seating area with delightful garden views, perfect for entertaining or unwinding after a long day.

The top floor hosts two bedrooms the main boasting built in wardrobes and a private en suite shower room with the second bedroom also benefitting built in storage.

Outside, the property enjoys off-road parking for two vehicles to the front, while the rear garden is attractively tiered, with a lower-level patio area and raised lawned area, surrounded by mature greenery and plants complete with a handy garden shed for additional storage.

Located in one of Congleton's most sought-after residential areas, this home is just a short walk from local shops, cafes, schools, and transport links, as well as scenic open spaces. Combining comfort, convenience, and versatility, this property represents an excellent opportunity for a wide range of buyers.



## GROUND FLOOR

### Entrance Hall

External front entrance door, ceiling light fitting, tiled flooring, central heating radiator, access to storage, stairs to first floor accommodation.

### Bedroom Three / Reception

18'11" x 8'1"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, modern vertical radiator, power points.

### WC

4'9" x 3'3"

Low level WC, hand wash basin with mixer tap, tiled splash back, tiled flooring, ceiling light fitting.

## FIRST FLOOR

### Landing

Providing access to all first floor accommodation.

### Dining Kitchen

15'8" x 12'9"

Fitted kitchen comprising ample high gloss wall and base units with work surface over, electric hob with extractor over and tiled splash back, inset sink with double drainer and mixer tap, built in eye level double oven, space and plumbing for a washer/dryer, space for a fridge freezer, houses the boiler, tiled flooring, ceiling spotlights, modern vertical radiator, power points, two UPVC double glazed windows to the rear elevation, door leading into the conservatory.



### Conservatory

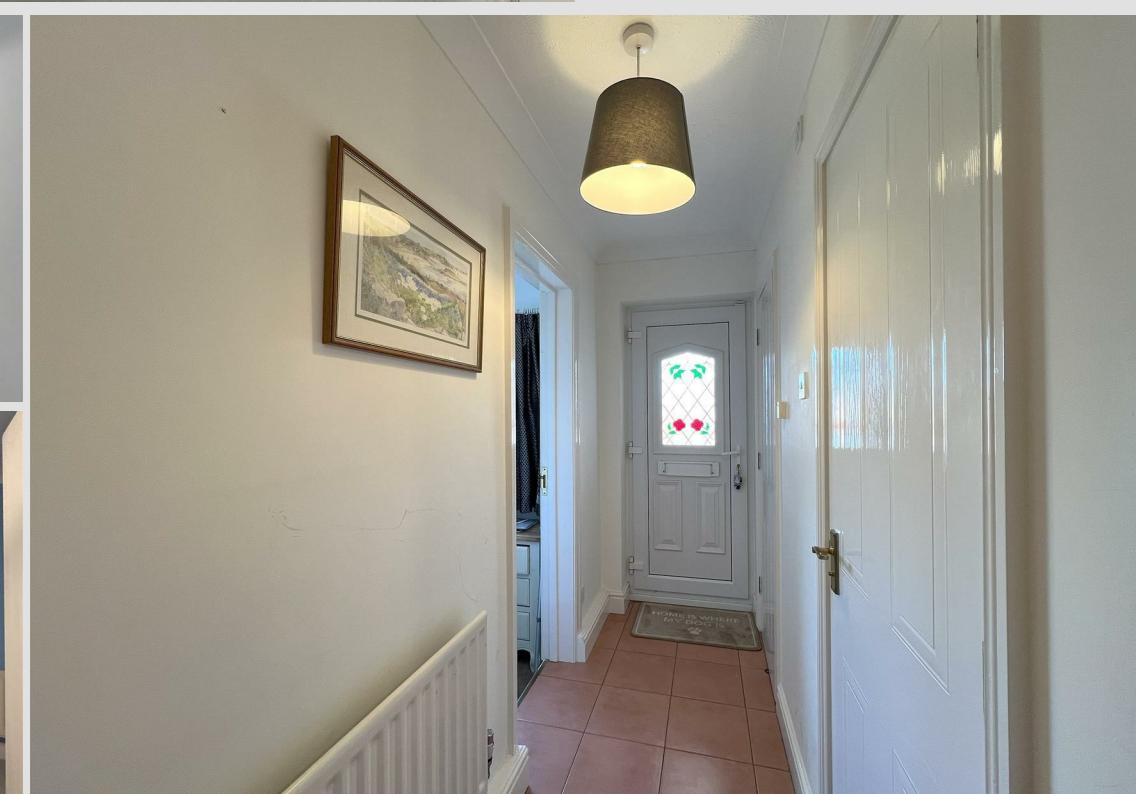
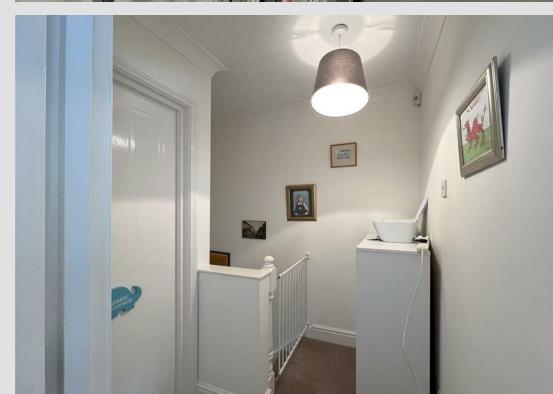
11'10" x 9'8"

UPVC double glazed picture windows to all aspects, polycarbonate roof, tiled flooring, sliding patio door access out into the rear garden.

### Lounge

15'9" x 11'1"

Two UPVC double glazed windows to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.



### Bathroom

7'4" x 6'0"

Three piece suite comprising low level WC, vanity unit with hand wash basin and tiled splash back, low level bath with mixer tap, tiled splash back and shower attachment, chrome heated towel rail, ceiling light fitting, tiled flooring, extractor fan.



## SECOND FLOOR

### Landing

Providing access to second floor accommodation.

### Bedroom One

10'4" x 9'2"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, two built in wardrobes, power points, direct access into the en suite.

**En Suite**

6'11" x 6'2"

Three piece suite comprising low level WC, vanity unit with hand wash basin and mixer tap, walk in mixer shower with tiled splash back, tiled flooring, ceiling spotlights, extractor fan, chrome heated towel rail, UPVC double glazed window to the rear elevation.

**Bedroom Two**

12'6" x 10'5"

Two skylights to the front elevation, ceiling light fitting, carpet flooring, central heating radiators, two built in storage cupboards, power points.

**Externally**

Externally to the front of the property is off road parking for two cars. To the rear is a tiered garden with a lower patio area and a raised laid to lawn area which houses a shed surrounded by mature greenery and plants.

**Tenure**

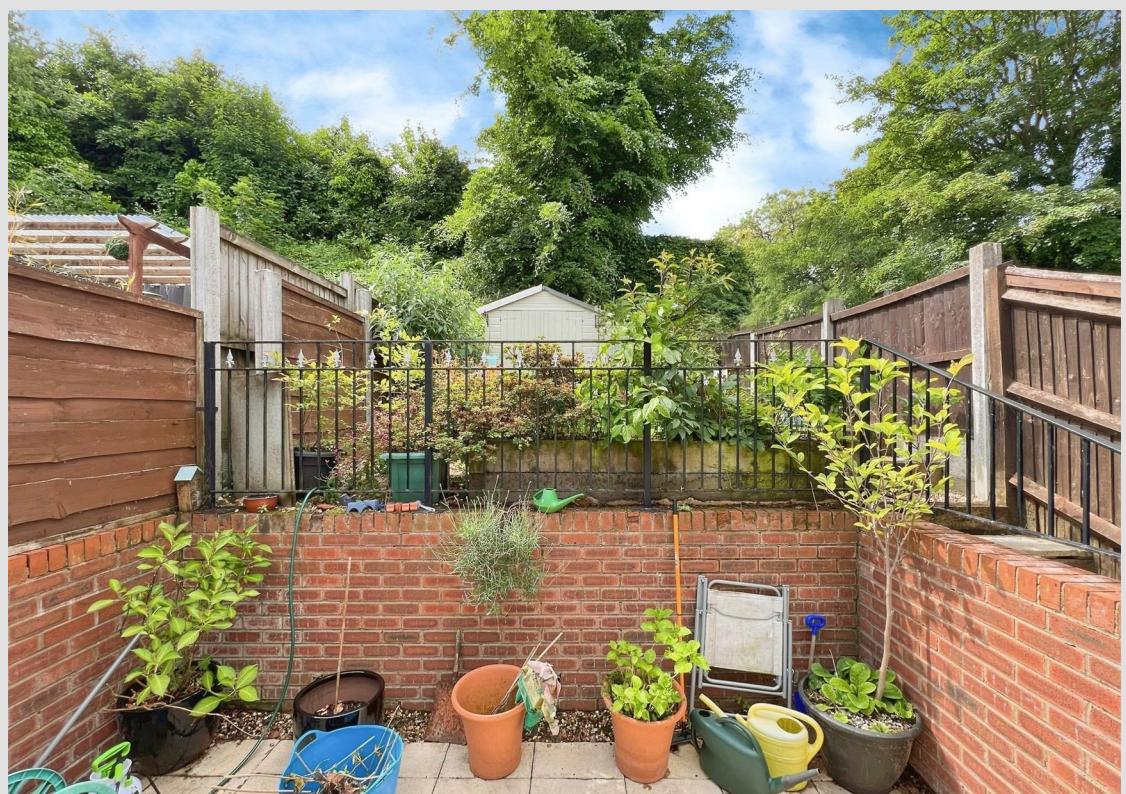
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

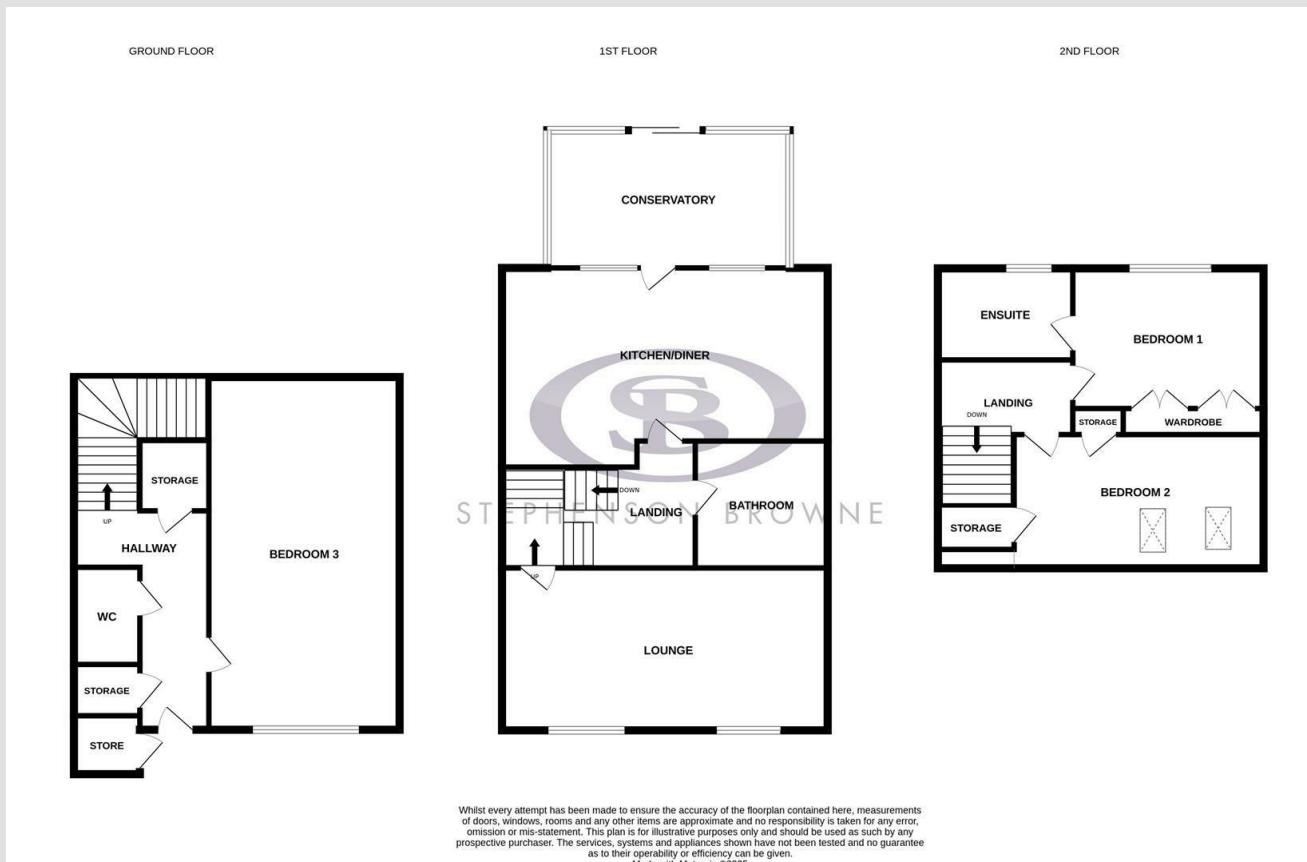
For a FREE valuation please call or e-mail and we will be happy to assist.

**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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales			

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		EU Directive 2002/91/EC	
England & Wales			

## 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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