



17 BOOTH STREET, CONGLETON, CW12 4DG

£165,000



STEPHENSON BROWNE

This beautifully presented two-bedroom end terrace has been fully renovated over the last two years by the current owner, creating a modern, move-in ready home that still retains a touch of character. With solar panels enhancing energy efficiency, this property is ideal for first-time buyers, investors, or downsizers looking for a stylish home in a sought-after location.

Situated on the edge of Congleton Town Centre, the location is hard to beat. A short walk takes you into the heart of town, offering a variety of shops, restaurants, and bars. Additional conveniences such as Tesco Extra, Shell Garage, and Astbury Mere Country Park are all nearby.

Upon entering, you are greeted by a welcoming lounge/dining area featuring beautiful herringbone flooring that extends into the kitchen, alongside a decorative cast iron feature fireplace. The modern kitchen is fitted with integrated appliances and offers space for a washer/dryer, complemented by a large under-stair storage cupboard.

Upstairs, the main bedroom is spacious and benefits from built-in wardrobes, while bedroom two can be used flexibly as a guest room or home office. The modern three-piece bathroom suite completes the first floor.

Externally, the property provides on-street parking at the front and a well-maintained rear yard, including a paved patio, plant plots, and lattice fencing for added privacy. With a south-west facing aspect, the garden is perfect for enjoying the summer months.

This property represents an ideal opportunity for those looking for a contemporary home with character, in a fantastic location with everything Congleton has to offer on your doorstep.



Lounge/Diner

12'0" x 12'2"

UPVC double glazed window to the front elevation. Decorative cast iron feature fireplace. Ceiling light fitting. Central heating radiator with radiator cover. Herringbone flooring. Power Points. Opaque window and open access into the kitchen.



Kitchen

12'2" x 10'11"

Fitted kitchen comprising contemporary wall and base units with marble effect work surface over. Inset sink with single drainer and mixer tap. Integrated oven and hob with extractor over. Integrated fridge freezer and dishwasher. Space for a washer/dryer. Ceiling light fitting. Herringbone flooring. Central heating radiator with radiator cover. Spacious under stair storage. Power points. UPVC double glazed window to the rear elevation, with external door out into the rear yard.



Landing

Providing access to all first floor accommodation.

Bedroom One

12'2" x 10'9"

UPVC double glazed window to the front elevation. Ceiling light fitting. Central heating radiator with radiator cover. Carpet flooring. Decorative cast iron feature fireplace. Decorative alcove. Fitted Wardrobe. Power Points.



Bedroom Two / Study

6'0" x 6'0"

UPVC double glazed window to the side elevation. Ceiling light fitting. Carpet flooring. Central heating radiator. Power points.

Bathroom

9'1" x 4'7"

Three piece modern suite comprising low level WC. Hand wash basin with mixer tap and storage underneath. Wall mounted mirror. Walk in electric shower with removable shower head and tiled splash-back. Tiled flooring and half tiled walls throughout. Chrome heated towel rail. Ceiling light fitting. Store cupboard. UPVC double glazed opaque window to the rear elevation.



Externally

To the front of the property on street parking is available directly outside the property. To the rear is a well maintained yard made up of paved patio perfect for outdoor seating with lattice fencing for additional privacy. Occupying a south west facing garden.

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

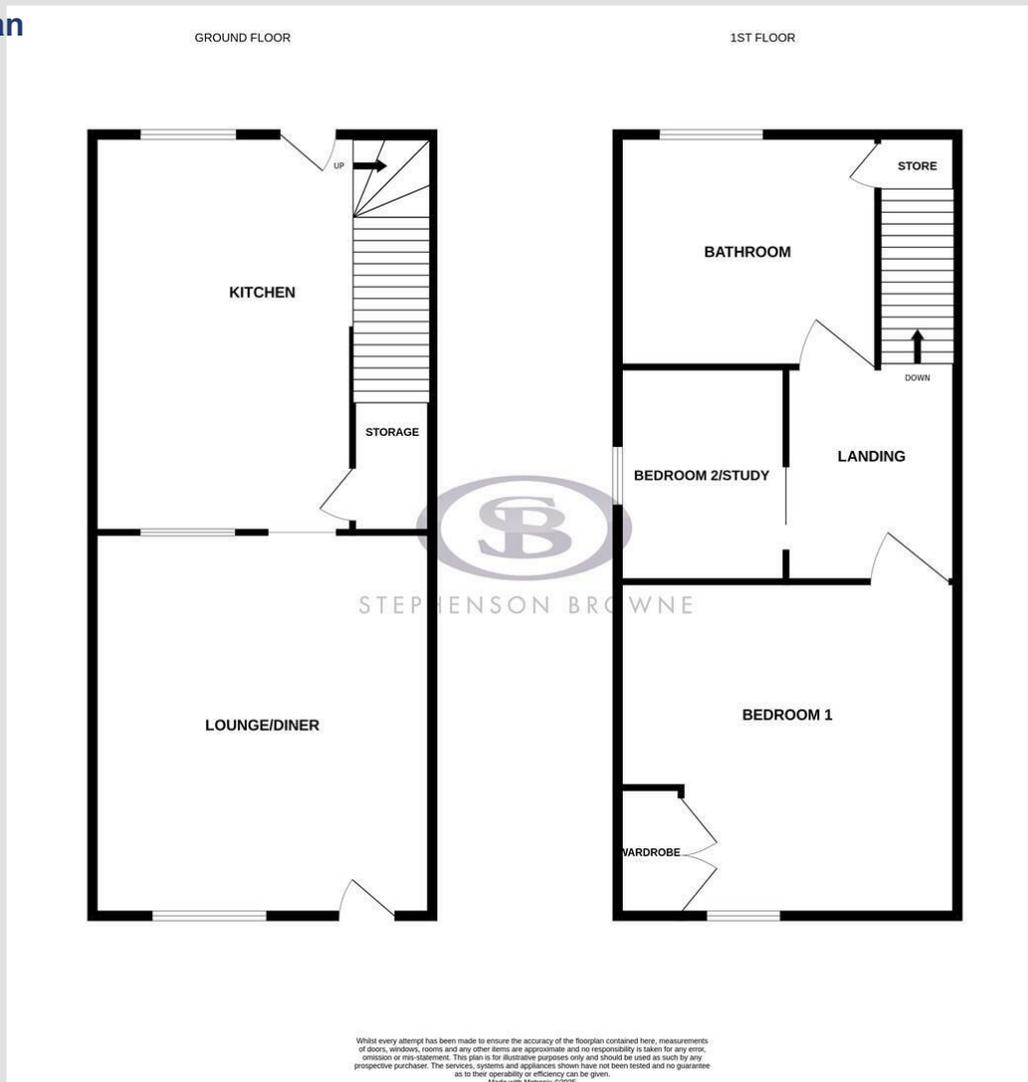
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the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floor Plan



Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		64	
		76	
England & Wales	EU Directive 2002/91/EC		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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