



46 MACCLESFIELD ROAD, CONGLETON, CW12 1NR

£245,000



STEPHENSON BROWNE

Offered for sale with NO ONWARD CHAIN, Stephenson Browne are proud to market this superb three-bedroom semi-detached home, located in the popular Lower Heath area of Congleton.

Situated in a prime position, you are just a short walk away from local amenities, the picturesque Congleton Park, and the well-regarded Eaton Bank Secondary School. It's also great for those needing to commute, with direct access onto the bypass towards Macclesfield and Manchester. Boasting numerous selling points, including an attached garage, a well-maintained garden to the side and rear, an Indian stone driveway, and new carpet/decoration throughout, we are sure this home will be popular and perfect for a variety of buyers!

Internally, you are welcomed into the entrance porch with feature tiled flooring and access into the hall, with stairs to the first-floor accommodation and a door into the bright living room with a feature fireplace. This then leads to the separate dining room and the fitted breakfast kitchen, with space for appliances. To the first floor are three good-sized bedrooms and a fitted three-piece suite bathroom.

Externally, to the front of the property is a beautiful Indian stone driveway, providing off-road parking for multiple vehicles, leading to the garage. There is also a laid-to-lawn front garden with a range of shrubs and bushes. To the rear of the property is an enclosed paved garden, bordered by hedges for extra privacy – the perfect space to sit out in the summer months. The garden also wraps around to the side of the property, giving ample outdoor space. The side garden is mostly laid to lawn, bordered by mature shrubs and bushes, with a paved pathway leading to the front of the property and out onto Macclesfield Road.

To appreciate all this property has to offer, book that all-important viewing today!



### **Entrance Porch**

External front entrance door, two UPVC double glazed windows, tiled flooring, access through to the hall.

### **Hall**

Stair access to first floor accommodation, carpet flooring, ceiling light fitting, thermostat, central heating radiator, further access to ground floor accommodation.

### **Lounge**

13'10" x 13'8" into bay  
Walk in UPVC double glazed bay window to the front elevation, ceiling light fitting, central heating radiator, NEW carpet flooring, brick fireplace surround, single glazed window looking into the dining area, power points.

### **Dining Room**

10'2" x 10'2"  
UPVC double glazed window to the rear elevation, ceiling light fitting, NEW carpet flooring, central heating radiator, power points.

### **Kitchen**

12'5" x 10'3"  
Fitted wooden kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, space and plumbing for a washer/dryer, space for cooker, space for fridge freezer, houses the boiler, central heating radiator, two ceiling light fittings, NEW carpet flooring, access into the under stair storage, power points, UPVC double glazed windows to the rear and side elevation, external side access door leading out onto the side garden.

### **Landing**

9'8" x 6'10"  
Providing access to all first floor accommodation, ceiling light fitting, UPVC double glazed window to the side elevation, carpet flooring.

### **Bedroom One**

12'2" x 9'10"  
UPVC double glazed window to the front elevation, fitted wardrobes, ceiling light fitting, NEW carpet flooring, central heating radiator, power points.

### **Bedroom Two**

10'4" x 9'10"  
UPVC double glazed window to the rear elevation, fitted wardrobes, ceiling light fitting, NEW carpet flooring, central heating radiator, power points.

### **Bedroom Three**

6'10" x 6'9"  
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring.

### **Bathroom**

6'9" x 5'9"  
Low level WC, hand wash basin with mixer tap, wall mounted mirrored cabinet, low level bath with shower over, pull out shower screen door, tiled walls throughout, NEW carpet flooring, ceiling light fitting, access into the airing cupboard housing the tank.



### **Externally**

Externally, to the front of the property is a beautiful Indian stone driveway with off road parking for multiple vehicles leading to the garage, there is also a laid to lawn front garden with a range of shrubs and bushes. To the rear of the property is a enclosed paved garden, bordered by hedges for extra privacy, the perfect space to sit out in the Summer months. The garden also wraps around to the side of the property giving ample outdoor space, the side garden is mostly laid to lawn, bordered by mature shrubs and bushes, with a paved pathway leading to the front of the property and out onto Macclesfield Road.

### **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. Please note there is a £3 ground rent charge which is paid annually.

### **Need to Sell?**

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

### **Land Registry Disclaimer**

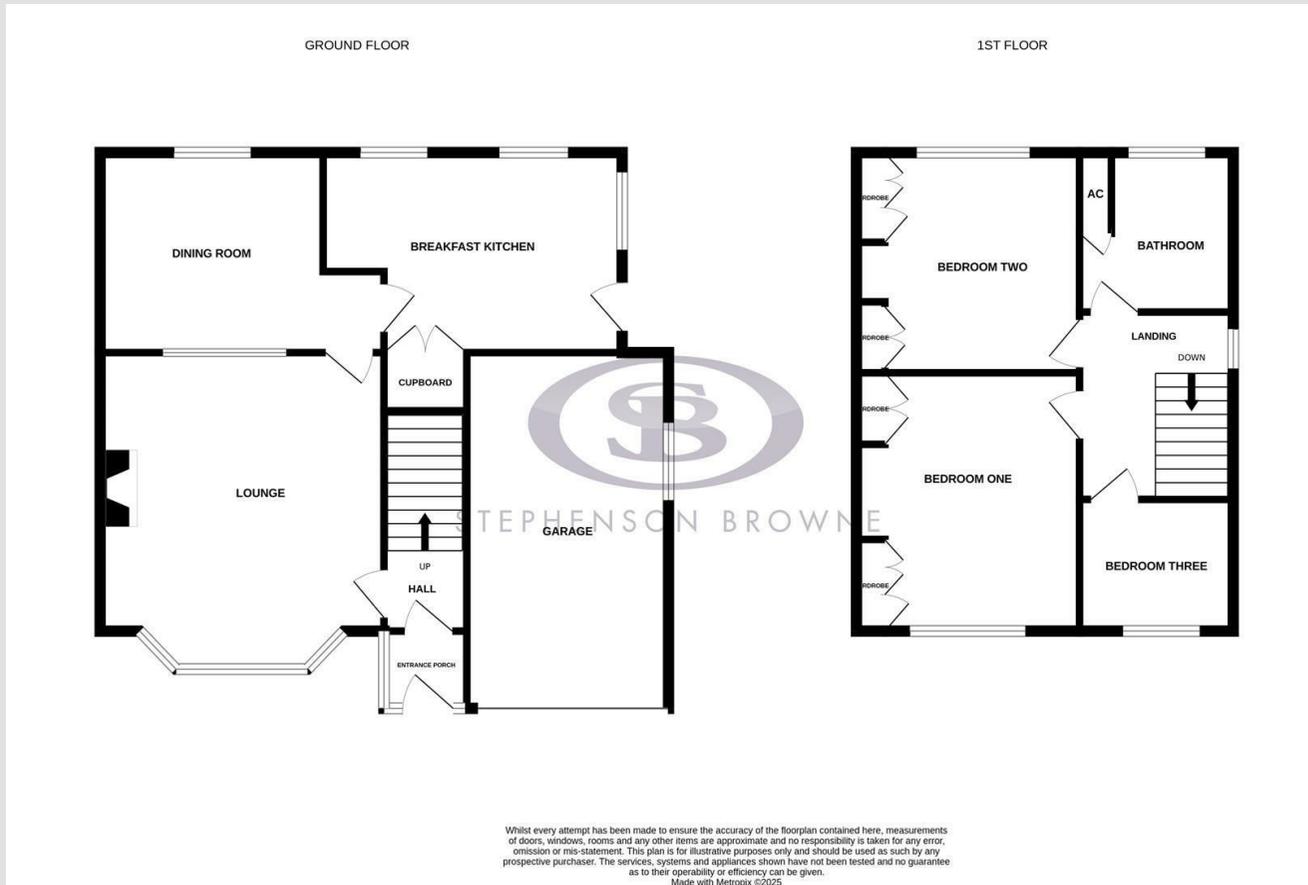
Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

### **AML Disclosure**

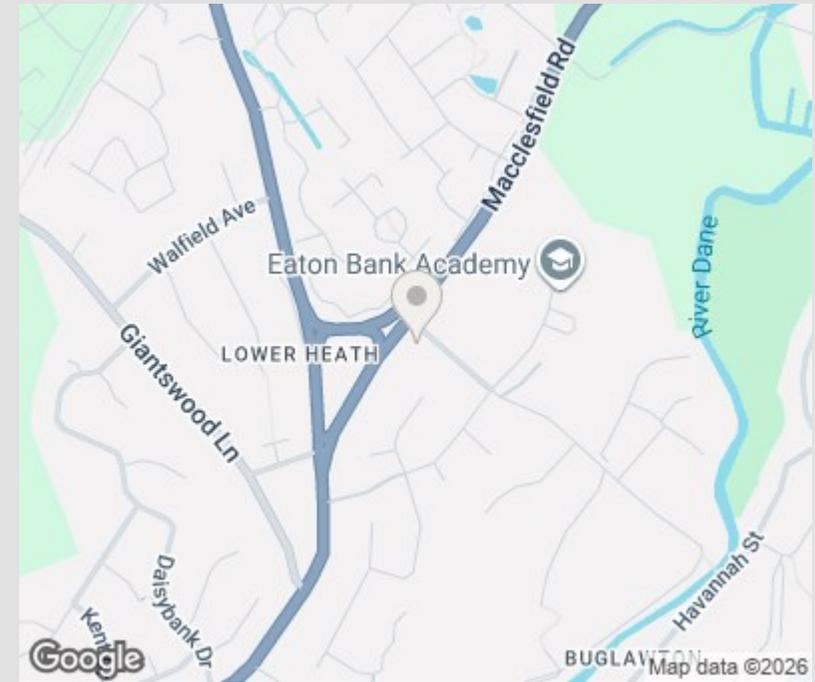
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>85</b>	
		<b>60</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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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