



STEPHENSON BROWNE

Belgrave Avenue, Congleton

CW12 1HS



£190,000

Description

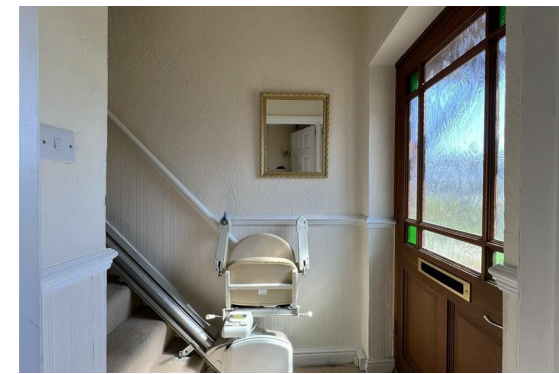
Stephenson Browne presents this well-proportioned and beautifully maintained mid-terrace home, set on a pleasant plot with the added benefit of off-road parking to the front. Ideally positioned within walking distance of Congleton Town Centre, the property also enjoys close proximity to Barn Road Retail Park and a wide range of local shops, schools, and everyday amenities. Excellent transport links provide convenient access towards Macclesfield and Manchester, making this an ideal choice for commuters and first-time buyers alike.

Internally, the home offers a warm and inviting atmosphere throughout. The accommodation comprises an entrance hall, a welcoming living room with a charming feature fireplace, and a spacious dining kitchen ideal for both everyday living and entertaining. In addition, there is a bright conservatory to the rear, enjoying pleasant views over the garden and providing direct access outside, further enhancing the ground floor living space.

The property has been significantly enhanced by the current owner, including the installation of a new central heating system (boiler and radiators) and updated electrics. It also benefits from double glazing throughout, while the bathroom has been recently updated to offer a modern suite, ensuring comfort, efficiency, and peace of mind for prospective buyers.

Externally, the front of the property features a smart brick-paved driveway providing off-road parking. To the rear, there is a generous and well-maintained garden, mainly laid to lawn with attractive hedged borders, a variety of flowers and paved seating areas, perfect for relaxing or entertaining during the warmer months. There is also space for a shed, adding to the practicality of this appealing outdoor space.

Combining a convenient location, thoughtful upgrades, and a welcoming atmosphere throughout, this property represents an excellent opportunity to acquire a ready-to-move-into home. Early viewing is highly recommended!



Room Descriptions

Entrance Hall

4'2" x 4'0"

External front entrance door, carpet flooring, ceiling light fitting, providing access through to ground floor accommodation and stair access to the first floor accommodation.

Living Room

12'10" x 12'5"

UPVC double glazed bay window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, electric feature fireplace with tiled hearth surround, decorative beams, two wall light fittings, power points.



Dining Kitchen

15'7" x 9'6"

Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, integrated oven, four ring gas hob with extractor over, washing machine, fridge freezer, vinyl tile effect flooring, central heating radiator, ceiling light fitting, decorative beams, access to under stair storage, ample power points, two UPVC double glazed windows to the rear elevation, access into the conservatory.



Conservatory

10'7" x 9'1"

UPVC double glazed windows to both side and rear aspect, patio doors leading out into the rear garden, wall light fitting, carpet flooring, central heating radiator, power points.



Landing

8'5" x 2'8"

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, access to the loft void.



Bedroom One

14'5" x 11'9"

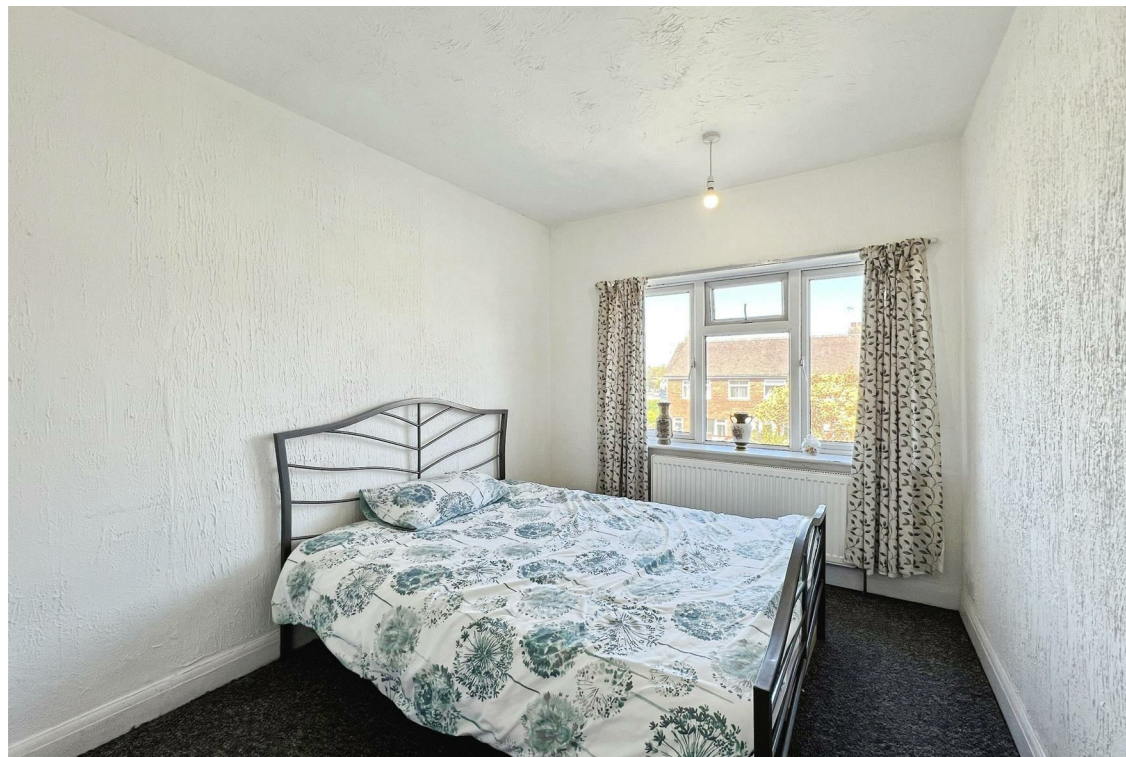
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, built in storage, power points.



Bedroom Two

10'8" x 8'5"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.



Bathroom

8'7" x 7'7"

Modern shower suit comprising low level WC, vanity unit hand wash basin with mixer tap and tiled splash back, walk in mains mixer shower with removable shower head and tiled splash back, chrome heated towel rail, ceiling spotlights and ceiling light fitting, central heating radiator, cupboard housing the boiler, wood effect flooring, UPVC double glazed opaque window to the rear elevation.



Externally

Externally, the front of the property provides off-road parking, with side access leading to the rear garden and a convenient space for storing outdoor bins.

To the rear, the garden is well maintained and predominantly laid to lawn, bordered by mature greenery and colourful flowers on either side. A paved patio area offers an ideal spot for outdoor seating, with a pathway leading down to the end of the garden where a wooden shed provides excellent storage for tools and equipment.



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!?

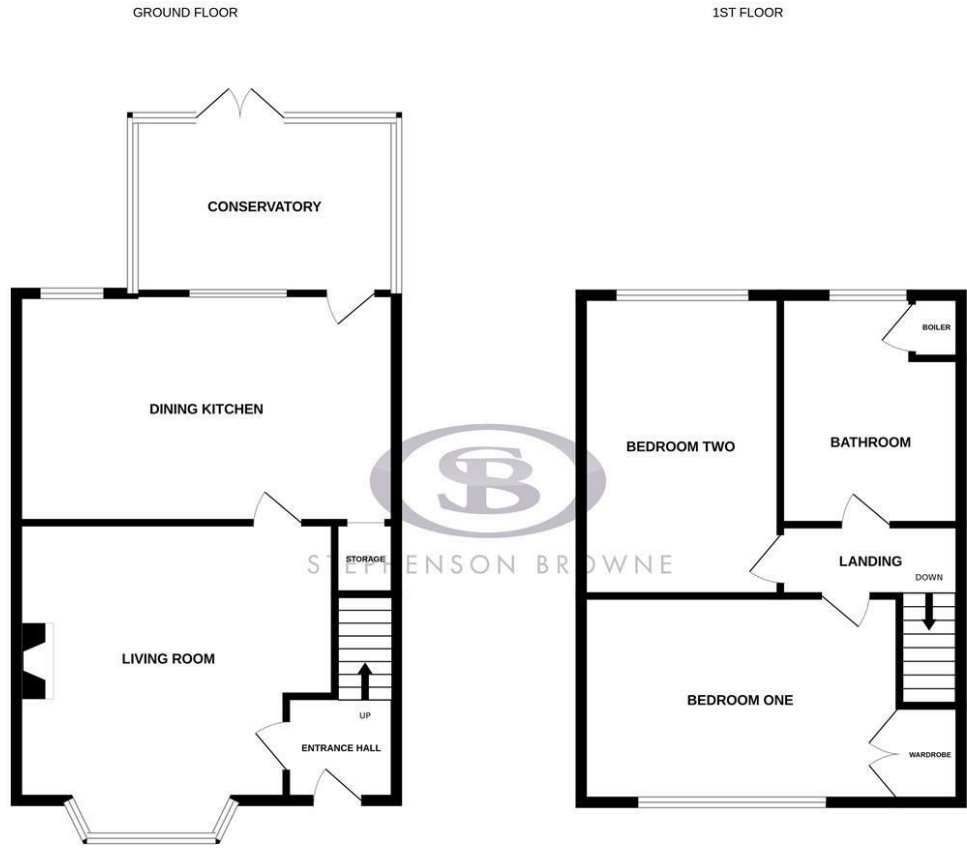
For a FREE valuation please call or e-mail and we will be happy to assist.

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.



Floorplans



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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