



108 CANAL ROAD, CONGLETON, CW12 3AP

£179,995



STEPHENSON BROWNE

Stephenson Browne are proud to market this stunning two bedroom end terrace on the ever popular Canal Road, beautifully renovated throughout this property is ready to move straight into and also has the added benefit of off road parking and a detached garage!!

Perfectly placed only a short walk from Congleton Town Centre, the train station and many other local amenities, you will also find picturesque walks within the area and a choice of many great schools.

Access through the front door will bring you straight into the living room with feature fireplace, leading you through to the open dining area. Off the dining room is the stunning newly fitted kitchen which provides ample cupboard space and fitted appliances including fridge, dishwasher, oven and hob with extractor. From here you have a rear hall providing access to the beautifully fitted bathroom and additional storage cupboard.

To the first floor is a landing with access to two great sized bedrooms, one with built in storage.

Externally you have off road parking to the side of the property for two vehicles and a detached garage to the rear with power and light, perfect for storage and currently housing washing machine and tumble dryer. The rear garden is laid with artificial grass with a raised graveled area, perfect for outdoor seating in the summer months!

A truly magnificent property with fantastic features throughout, don't miss out, call us today to arrange your all important viewing!



### Living Room Into Dining Area

14'3" x 14'0"

Spacious open plan living/dining area with external front door to the side elevation, UPVC double glazed window to the front elevation, two ceiling light fittings, quick step wood effect flooring, two central heating radiators, feature gas fireplace situated on a quarry tiled hearth and brick surround, ample power points.



### Kitchen

10'11" x 7'3"

Contemporary fitted kitchen comprising wall and base units with marble effect work surface over, newly fitted only two years ago featuring inset sink with double drainer and pull out mixer tap, oven with induction hob, marble effect splash back panel and extractor over, integrated dishwasher and fridge, ample appliance space, power points, quick step wood effect flooring, ceiling light fitting, under stair storage space with shelving and power socket, central heating radiator, stair access to the first floor accommodation with further access to..

### Rear Hall

4'2" x 2'3"

Featuring mosaic tiled flooring, ceiling light fitting, access into the storage cupboard housing the boiler installed only 2 years ago with external access out into the yard and direct access into the bathroom.

### Bathroom

5'10" x 4'11"

Fitted only two years ago comprising low level WC, hand wash basin with pillar taps, walk in wet room style mixer shower with rainfall style fitted shower head and removable shower head, glass screen shower door, mosaic tiled flooring, ceiling light fitting, heated towel radiator, paneled splash back walls throughout, extractor fan, UPVC double glazed opaque window to the rear elevation.



### Landing

Providing access into all first floor accommodation, ceiling light fitting, carpet flooring, direct access into the loft which is boarded and insulated with pull down ladders.

### Bedroom One

14'0" x 9'10"

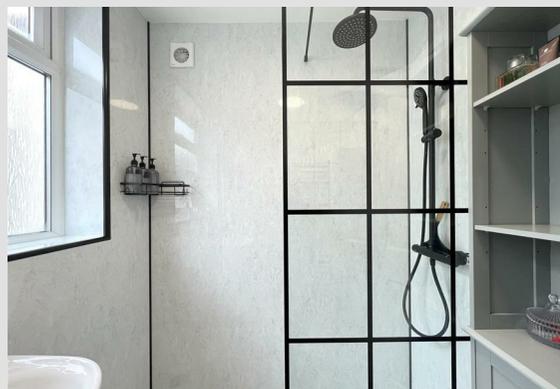
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.



### Bedroom Two

11'6" x 10'11"

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



### Externally

Externally you have off road parking to the side of the property for two vehicles and a detached garage measuring 4.21m x 2.57m to the rear with power and light, perfect for storage and currently housing washing machine and tumble dryer with an additional space measuring 2.82 x 1.82. The rear garden is laid with artificial grass with a raised graveled area, perfect for outdoor seating in the summer months!

**Tenure**

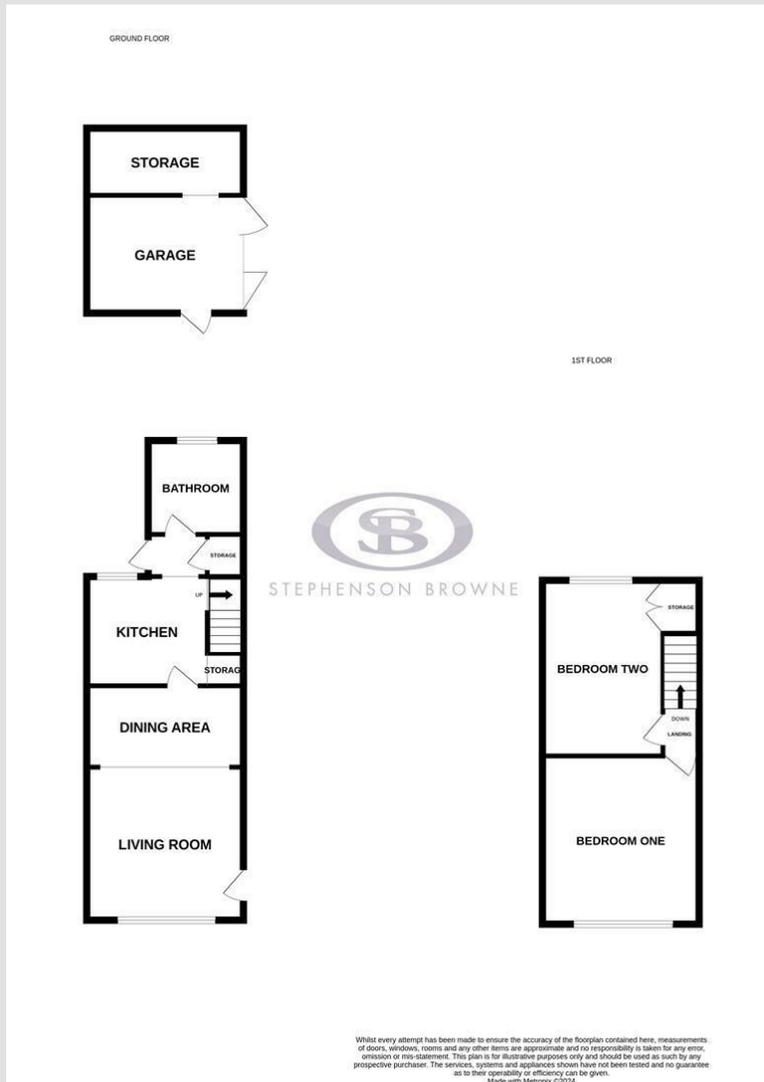
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

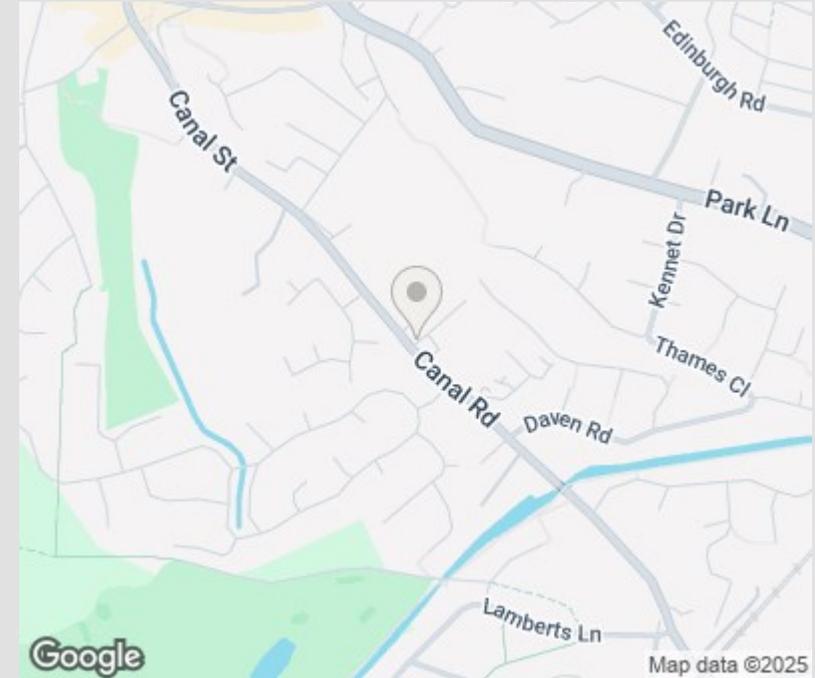
For a FREE valuation please call or e-mail and we will be happy to assist.



## Floor Plan



## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(82 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E	61		(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			(1-20) G
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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