



2 BEARTOWN MEWS LAWTON STREET, CONGLETON, CW12
1GT
OFFERS OVER £180,000



STEPHENSON BROWNE



- Town Centre Location!
- Built in 2018
- Ideal For First Time Buyers
- Modern Living Throughout
- Accommodation Over Three Floors
- Garden To Rear

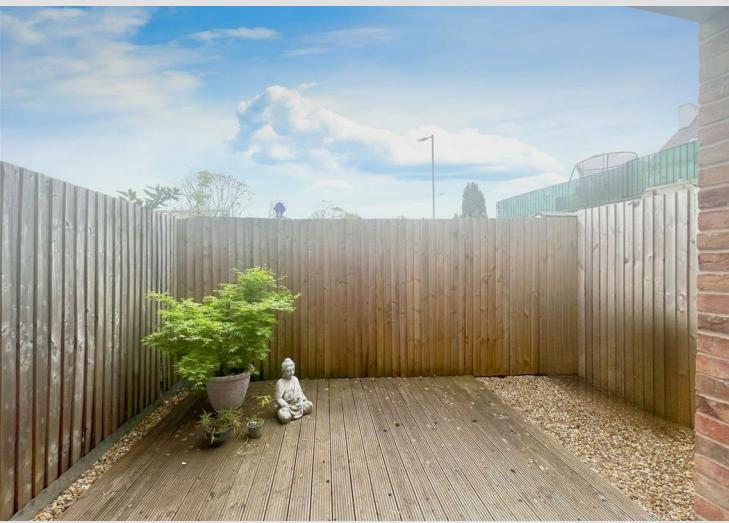


Nestled in the heart of Congleton, this contemporary mews house on Lawton Street offers a perfect blend of modern living and convenience. Built in 2018, the property boasts a stylish design that is both functional and aesthetically pleasing.

Spanning three storeys, this home features a well-appointed reception room that provides a welcoming space for relaxation and entertainment along with a modern fitted kitchen with storage cupboard, first floor WC, two double bedrooms and a modern fitted family bathroom.

One of the standout features of this property is its prime town centre location, allowing easy access to local amenities, shops, and transport links. Additionally, the house offers parking for one vehicle, a valuable asset in a town centre location and a private and enclosed garden to the rear.

Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy all that Congleton has to offer. viewings are highly recommended to truly appreciate this property.



Entrance Hall

Garage

19'3" x 11'0"

Kitchen/Lounge

19'3" x 8'2"

WC

Bedroom One

14'7" x 9'8"

Bedroom Two

9'1" x 7'8"

Bathroom

6'5" x 5'6"

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	97	
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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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