



STEPHENSON BROWNE

## Kinsey Street, Congleton

CW12 1ES



**£145,000**

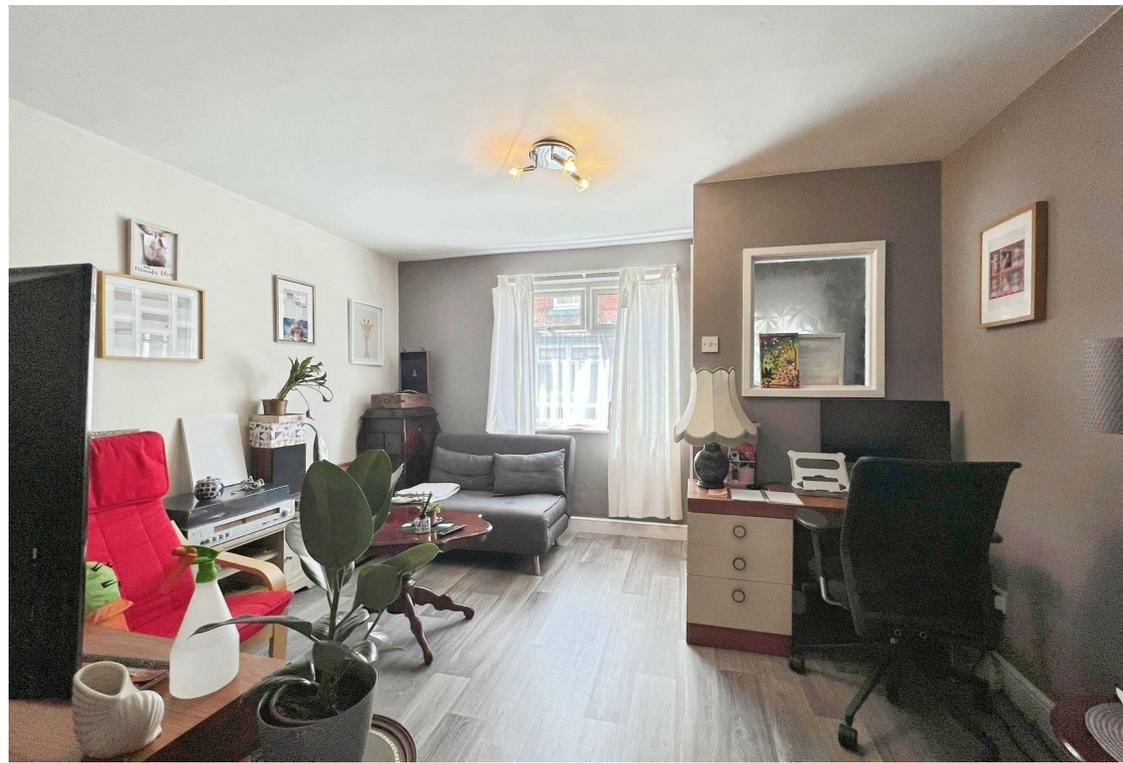
## Description

Situated in the heart of Congleton town centre, this charming two-bedroom mid-terrace property presents a fantastic opportunity for first-time buyers or investors alike. Perfectly positioned, it offers unbeatable convenience with a wide range of local amenities, restaurants, and excellent transport links quite literally on your doorstep.

Internally, the accommodation comprises an entrance hall leading into a welcoming lounge, which in turn opens into a spacious kitchen/diner, ideal for modern day living. The kitchen offers ample room for appliances and a dining table, with a door providing access to the rear yard and stairs to the first-floor accommodation. Upstairs, the property boasts two bedrooms and a bathroom.

Externally, permit parking is available directly at the front of the property making parking a breeze, while the rear features a generous paved yard, perfect for outdoor seating and enjoying the warmer months.

With its central location, great layout, and excellent potential, this home is not to be missed. Contact us today to arrange that all important viewing!



# Room Descriptions

## Entrance Hall

External front entrance door, providing direct access into the lounge, frosted glass window, wood effect flooring.

## Lounge

12'7" x 12'0"

UPVC double glazed window to the front elevation, ceiling light fitting, wood effect flooring, central heating radiator, power points, direct access into the..



## Kitchen/Diner

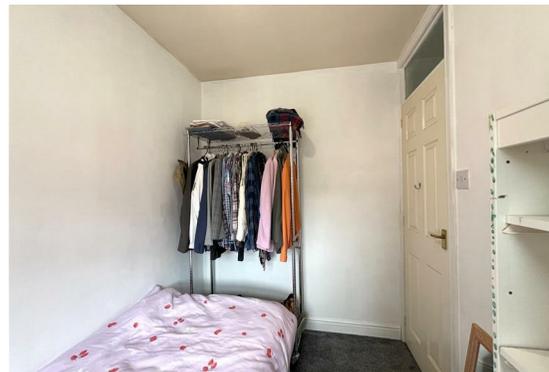
14'6" x 12'3"

Fitted kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, integrated oven and gas hob with extractor over, space for a fridge freezer and washer/dryer, houses the boiler, wood effect flooring, two ceiling light fittings, central heating radiator, space to house under stair storage, UPVC double glazed window and external door to the rear elevation, power points, stairs to first floor accommodation.



## Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, power point, loft access.



## Bedroom One

12'7" x 12'0"

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



## Bedroom Two

8'7" x 6'2"

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



### Bathroom

6'1" x 5'8" max

Three piece suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, walk in mixer shower, chrome heated towel rail, ceiling light fitting, wood effect flooring, frosted UPVC double glazed window to the rear elevation.

### Externally

To the rear is a courtyard garden area with paved patio to house outdoor seating. To the front of the property permit parking is available directly outside the front door.

### Tenure

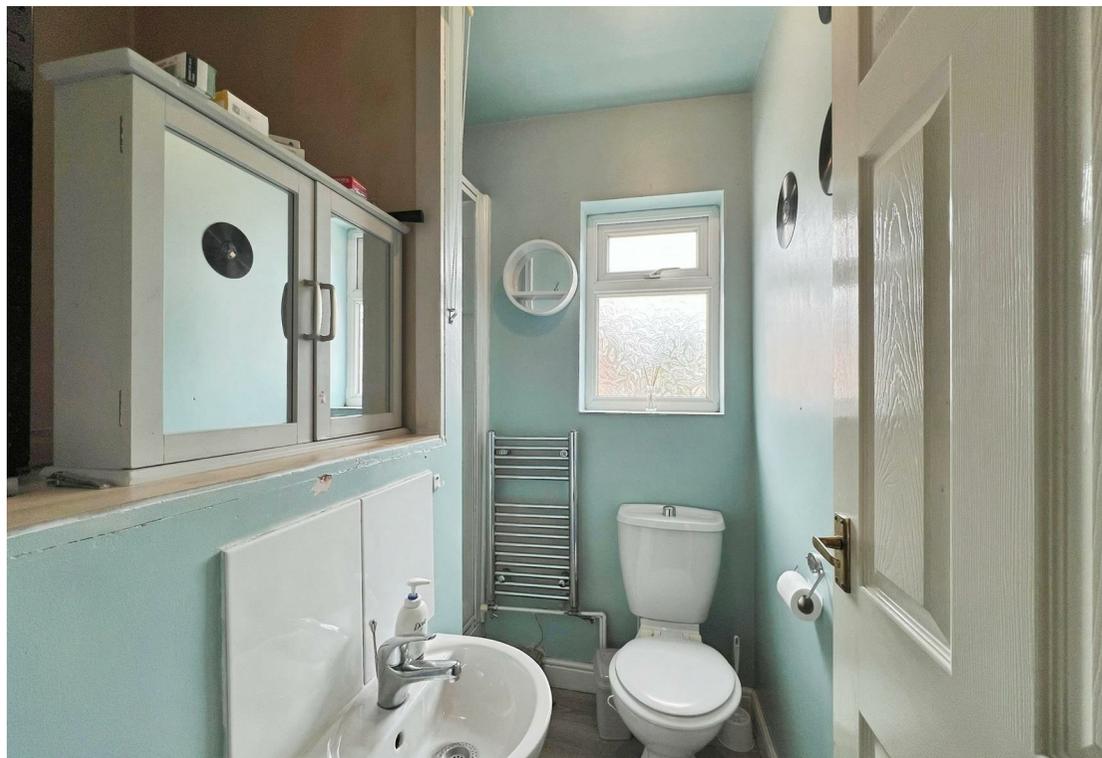
We understand from the vendor that the property is Freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Need to Sell?

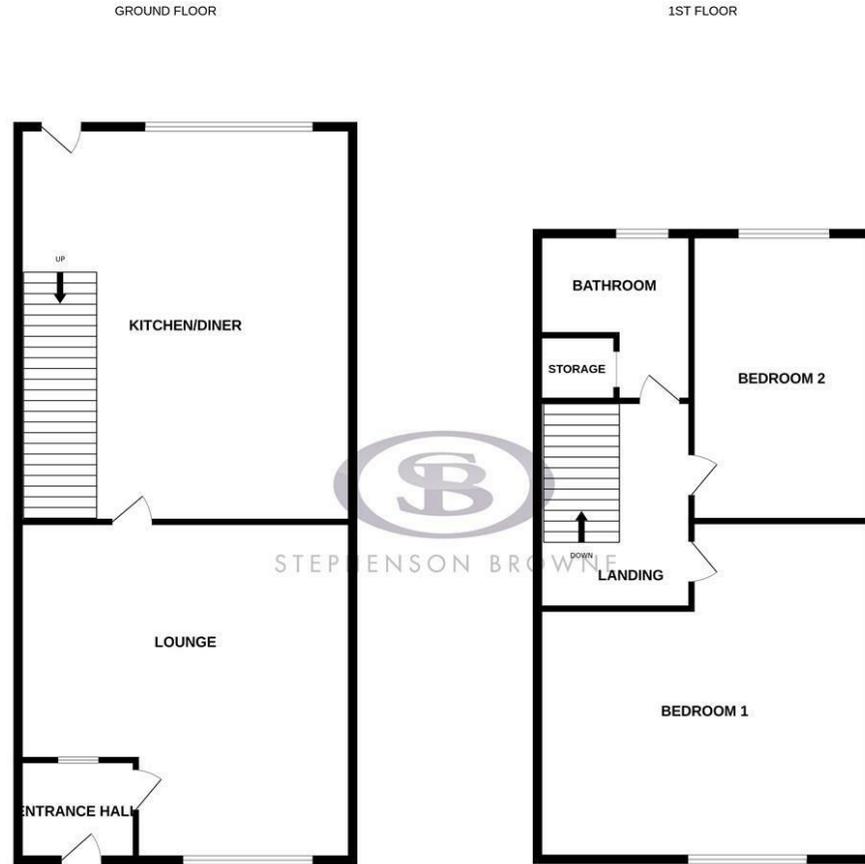
For a FREE valuation please call or e-mail and we will be happy to assist.

### 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



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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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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