



STEPHENSON BROWNE



## Surrey Drive, Congleton

CW12 1NU



Offers Over £250,000

## DESCRIPTION

Located in the popular Lower Heath area of Congleton, this well-presented three-bedroom mid-terrace home offers modern living in a convenient and family-friendly setting. Lower Heath is known for its excellent transport links, proximity to reputable schools, and easy access to local shops, green spaces, and Congleton town centre, making it an ideal location for first-time buyers, small families, or investors seeking a move-in-ready property.

Upon entering, you are welcomed into a bright entrance area with open access to the kitchen/dining space. The kitchen was installed five years ago and offers a contemporary finish, complete with a range of integrated appliances flowing seamlessly into the inviting lounge. This spacious living area features French doors opening directly onto the rear garden and provides stair access to the first-floor accommodation.

Upstairs, the home benefits from three bedrooms, with the second bedroom featuring fitted wardrobes for added storage convenience. The stylish shower room offers a modern three-piece suite.

Externally, the property impresses further. To the front, there is off-road parking for two vehicles. The rear garden is well maintained and thoughtfully designed, featuring a paved patio, a generous lawn, and an additional seating patio at the far end complete with a charming wooden pergola, a perfect spot for outdoor dining or relaxation. Gardening enthusiasts will appreciate the existing planters, ideal for growing fruit and vegetables, and a wooden shed provides excellent external storage.

This delightful property combines modern interiors with practical outdoor space, all set



within a sought-after Congleton location, an excellent opportunity not to be missed!



# ROOM DESCRIPTIONS

## Entrance Hall

4'10" x 4'4"

External front entrance door, storage cupboard housing the combi boiler, electric fuse box, central heating radiator, tiled flooring with open access into the Kitchen/Diner.

## Kitchen/Diner

19'0" x 15'5" max (I shape room)

Fitted kitchen comprising modern wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, integrated eye level double oven and dishwasher, space and plumbing for a washer/dryer, space for a large American style fridge freezer, tiled flooring, ceiling spotlights, UPVC double glazed window to the front elevation. To the dining area is a fitted corner bench, ceiling spotlights, tiled flooring, vertical central heating radiator, ample power points throughout the room.

## Lounge

19'1" x 11'6" max

UPVC double glazed window to the rear elevation with double French doors, two ceiling light fittings, carpet flooring, under stair storage, two central heating radiators, power points, stair access to the first floor accommodation.

## Landing

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

## Bedroom One

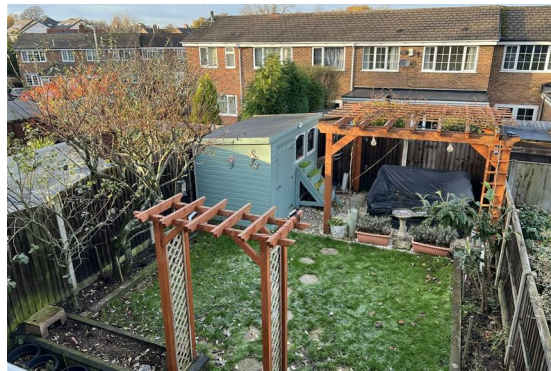
10'10" x 10'2"

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

## Bedroom Two

9'11" x 10'9"

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



### **Bedroom Three**

8'3" x 6'7"

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

### **Shower Room**

8'3" x 5'6"

Three piece suit comprising low level WC, hand wash basin with mixer tap, tiled splash back and storage cupboard underneath, walk in mixer shower with rainfall shower head and removable shower head attachment, tiled flooring, ceiling spotlights, wall mounted storage cupboard, chrome heated towel rail, UPVC double glazed window to the front elevation.

### **Externally**

Externally, the property continues to impress. The front offers off-road parking for two vehicles. The rear garden is well maintained, with a paved patio, a good-sized lawn, and a second seating area at the far end beneath a wooden pergola, ideal for outdoor dining or relaxing. There are planters for growing fruit and vegetables, as well as a wooden shed providing useful storage.

### **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?**

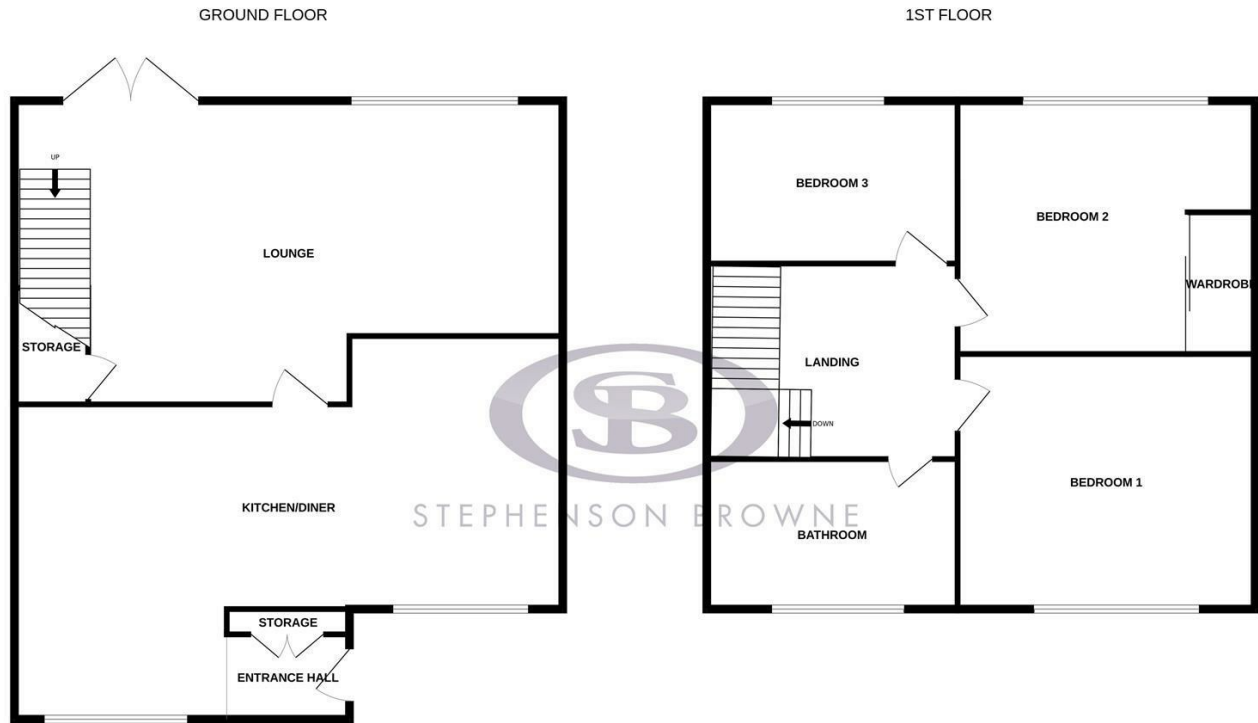
For a FREE valuation please call or e-mail and we will be happy to assist.

### **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.



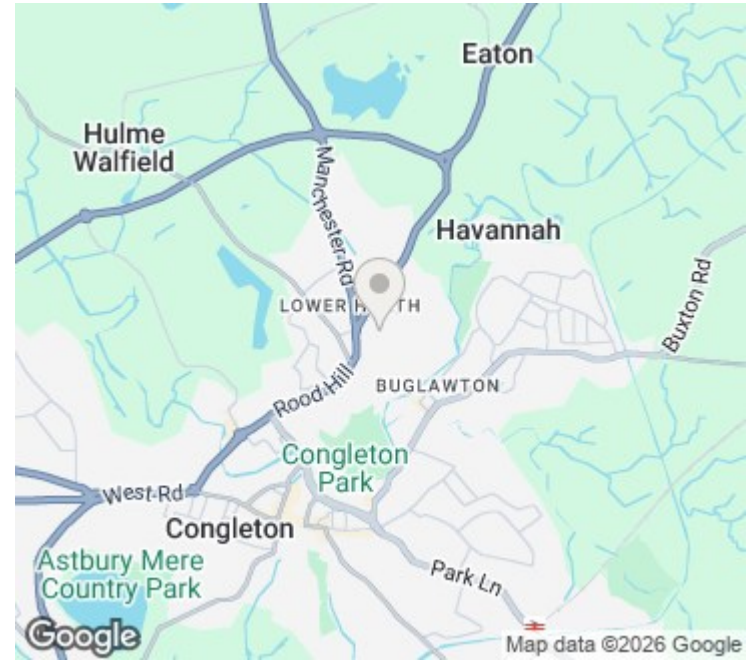
# Floorplans



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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. Made with Metropix ©2025

# Area Map



# EPC Rating

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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>64</b>	<b>England &amp; Wales</b>
		<b>84</b>	EU Directive 2002/91/EC

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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