



STEPHENSON BROWNE

Galbraith Close, Congleton

CW12 4WG



Offers In Excess Of
£240,000

Description

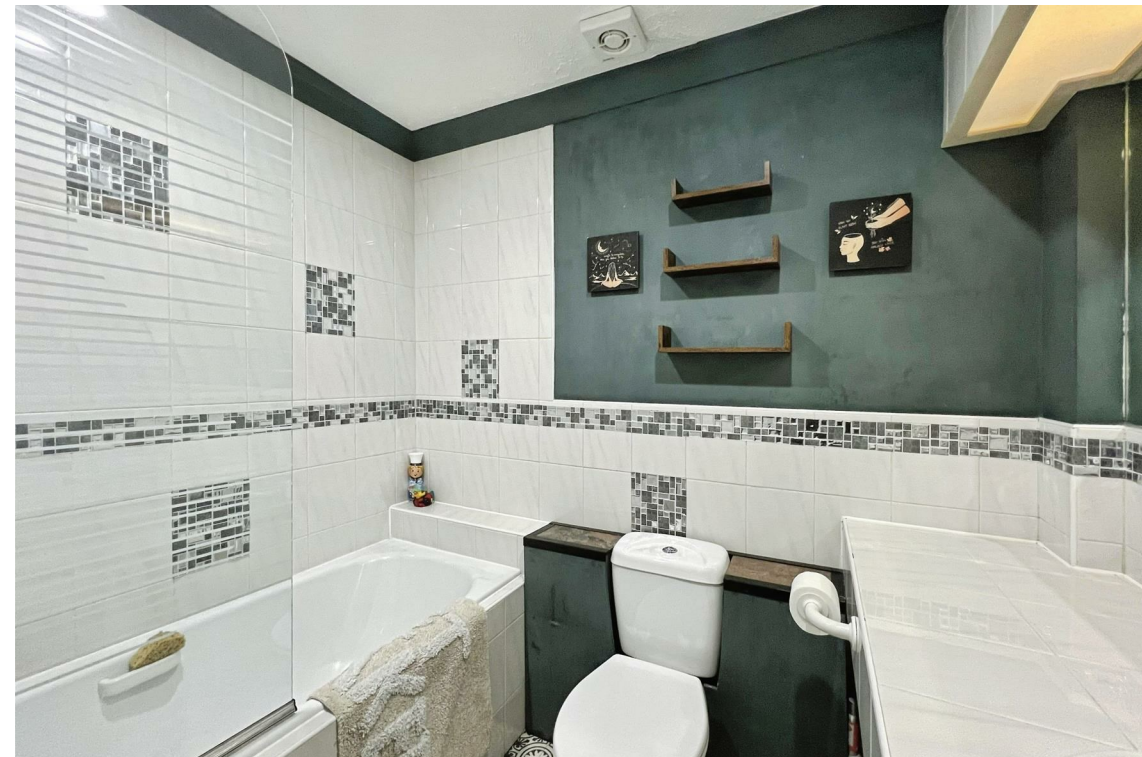
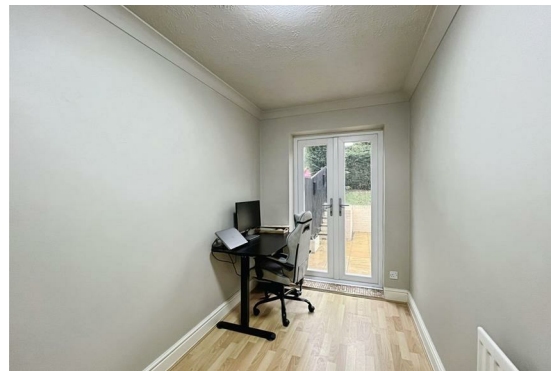
A well presented three bedroom end-terrace home offering versatile accommodation arranged over three floors, ideally positioned on the outskirts of Congleton town centre with convenient access to Astbury Mere. Offered for sale with no onward chain, this property would suit a variety of buyers including first time purchasers, families and those seeking flexible living space.

Internally, the property welcomes you via a porch into the entrance hall, which provides access to two useful storage cupboards and a convenient downstairs WC. Stairs rise to the first floor landing where you will find a bright and spacious lounge, a dining kitchen with external access out to the rear garden, bedroom three which could also be utilised as a home office and also benefits from external access to the rear garden, and a stylish main bathroom.

To the second floor are two further well-proportioned bedrooms, both benefiting from built-in storage, with the main bedroom also enjoying its own modern en-suite shower room.

Externally, to the front of the property there is ample off-road parking along with additional space available within the garage. Side access leads through to the enclosed rear garden which features a generous paved patio area, ideal for outdoor seating and entertaining, along with a further tiered lawn area bordered by mature green hedging.

Don't miss the opportunity to view this fantastic property and appreciate the space, flexibility and location it has to offer.



Room Descriptions

GROUND FLOOR

Hallway

External front entrance door, two ceiling light fittings, central heating radiator, access to two storage cupboard and direct access into the WC, power point, UPVC double glazed window to the side elevation, stair access to the first floor accommodation.

WC

Low level WC, hand wash basin with mixer tap.

Garage

17'1" x 8'2"

Up and over garage door, power and light.

FIRST FLOOR

Landing

Providing access to all first floor accommodation and stair access to the second floor accommodation, carpet flooring, central heating radiator, UPVC double glazed window to the side elevation, power point.

Lounge

15'9" x 11'1"

Two UPVC double glazed windows to the front elevation, ceiling light fitting, central heating radiator, wood effect flooring, ample power points.

Kitchen/Diner

12'11" x 9'3"

Fitted kitchen comprising wall and base units with work surface over, tiled splash back, under unit lighting, inset sink with single drainer and mixer tap, four ring gas hob with extractor over, eye level double oven, space for a dishwasher or washer dryer, tiled flooring, central heating radiator, ceiling spotlights, fitted shelf storage, UPVC double glazed window to the rear elevation with external door access, ample power points.

Bedroom Three/Office

12'4" x 6'0"

French doors to the rear elevation, ceiling light fitting, wood effect flooring, central heating radiator, power points.

Bathroom

7'2" x 6'0"

Three piece suite comprising low level WC, inset hand wash basin with mixer tap, low level bath with mixer tap and mains shower over with removable shower head, tiled splash back, tiled flooring, ceiling spotlights, central heating radiator, shavers port, extractor fan.

SECOND FLOOR

Bedroom One

13'2" x 9'1"

UPVC double glazed window to the rear elevation, ceiling spotlights, carpet flooring, built in wardrobes, power points, direct access into the en suite.



En Suite

Three piece suite with low level WC, hand wash basin with mixer tap and storage underneath, walk in mixer shower with removable shower head, tiled splash back, ceiling spotlights, chrome heated towel rail, extractor fan.

Bedroom Two

12'7" x 11'2"

Two skylights, ceiling light fitting and ceiling spotlights, carpet flooring, central heating radiator, built in storage, power points.

Externally

Externally, to the front of the property there is ample off-road parking along with additional space available within the garage. Side access leads through to the enclosed rear garden which features a generous paved patio area, ideal for outdoor seating and entertaining, along with a further tiered lawn area bordered by mature green hedging.

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.

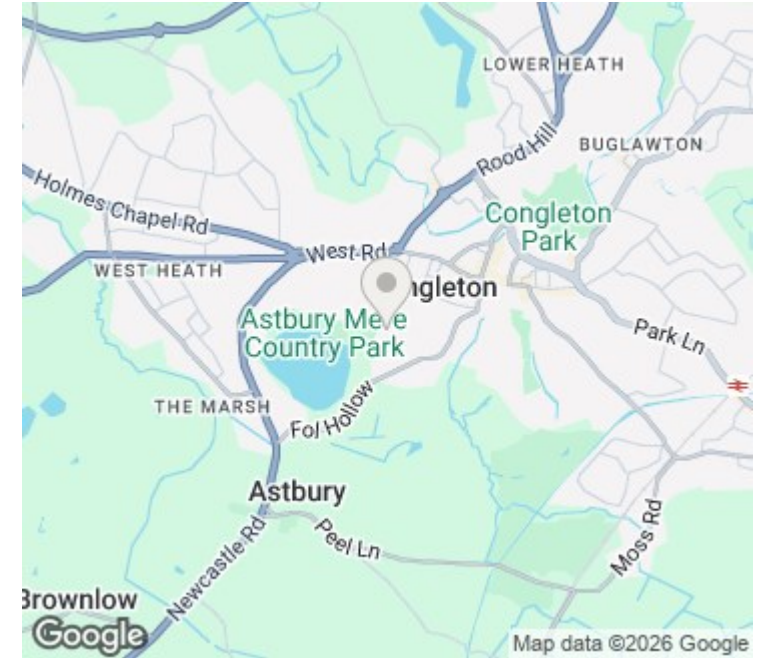


Floorplans



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 | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | 84 |

| 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 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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www.stephensonbrowne.co.uk