



4D BOOTH STREET, CONGLETON, CW12 4DG

£160,000



STEPHENSON BROWNE

Stephenson Browne are delighted to bring to the market this beautifully presented two bedroom end terrace home which is sure to delight upon inspection. Renovated just over 2 years ago you will walk in to the feeling of a brand new home, set within a brilliant location, situated on the edge of Congleton Town Centre you are only a short walk into town offering many shops, restaurants and bars on your doorstep. You are also not far from Tesco Extra, Shell Garage and Astbury Mere Country Park.

On entering the property you are firstly welcomed into the entrance hall with built in cloak cupboard following onto the immaculate lounge providing space for a dining table with direct access into the Kitchen. To the first floor are two good bedrooms and shower room fitted with a three piece suite.

Externally to the rear of the property is a good size enclosed yard described by the current vendors as a "sun trap" providing space for a table and chairs to sit out an enjoy in the summer months and a brick built shed great to house outdoor storage and gardening tools.

All in all a lovely home perfect for first time buyers or investors- not to be missed!

Entrance Hall

4'7" x 4'0" (1.42 x 1.24)

Providing access into ground floor accommodation, external front door access, built in cloakroom, carpet flooring, ceiling light fitting, central heating radiator.

Cloakroom

4'10" x 2'3" (1.48 x 0.7)

Fitted coat hooks, ceiling light fitting, power points, wood effect flooring.

Lounge/Dining Room

17'7" x 13'3" max (5.38 x 4.05 max)

UPVC double glazed window to the front elevation, two ceiling light fittings, central heating radiator, ample power points, space for dining table, carpet flooring, stair access to first floor accommodation, direct access into the kitchen.

Kitchen

11'3" x 5'11" (3.45 x 1.81)

Modern fitted kitchen comprising high gloss wall and base units with work surface over, tiled splashback, built in oven, electric hob and extractor over, inset sink with single drainer and mixer tap, space and plumbing for a washer/dryer, space for a fridge freezer, ample work space for appliances, central heating radiator, ceiling spotlights, wood effect flooring, two UPVC double glazed windows to the rear elevation, external door into the rear yard, ample power points.





Landing

Giving access into all first floor accommodation.

Bedroom One

13'1" x 7'10" (4.0 x 2.41)

UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, space for two double wardrobes. ample power points.

Bedroom Two

8'10" x 5'1" (2.7 x 1.57)

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

Shower Room

5'9" x 4'5" (1.76 x 1.35)

Comprises low level WC, hand wash basin with mixer tap and storage unit underneath, walk in shower with sliding glass shower door, removable shower head and rainfall style shower head, panelled splashback, ceiling spotlights, vinyl flooring, chrome heated towel rail, UPVC double glazed opaque window to the rear elevation, direct access into the airing cupboard housing the combi boiler.

Externally

Externally to the front of the property there is on street parking available directly outside. To the rear is a well kept yard area with paved patio making this low maintenance boarded by a wooden fence with gated access to the rear for the bins. There is a stone style brick built shed in the yard perfect for any outdoor storage and gardening tools, space is available for a small table and chairs to sit out and enjoy 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.

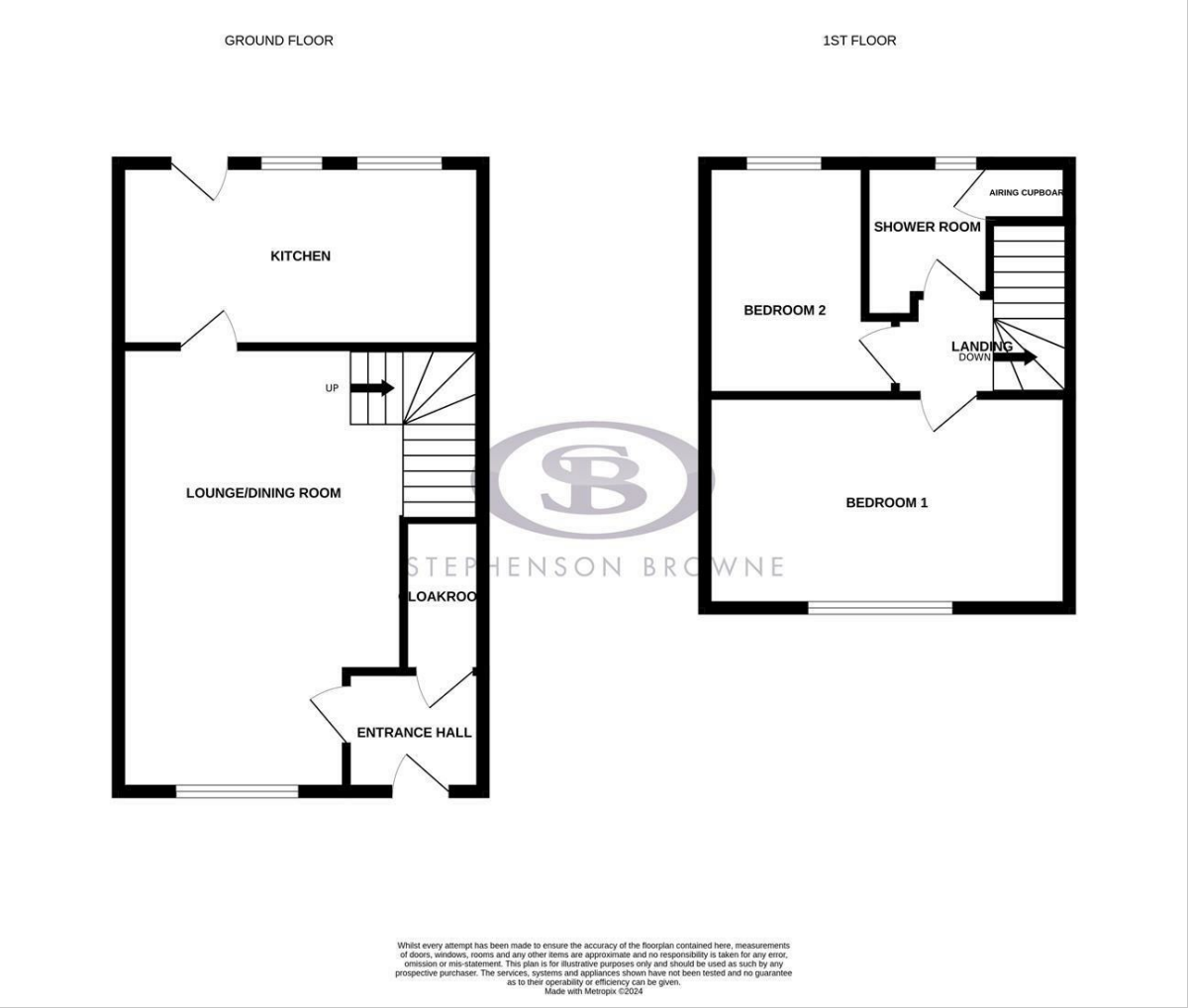
Land Registry Disclaimer

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

Agents Note

Please note we have been advised that this particular property may be difficult to lend against due to the commercial property adjoining. We would advise seeking independent financial advice prior to making an offer.

Floor Plan



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



Energy Efficiency Certificate

