



17 BURSLAM STREET, CONGLETON, CW12 3AF

£350,000



STEPHENSON BROWNE

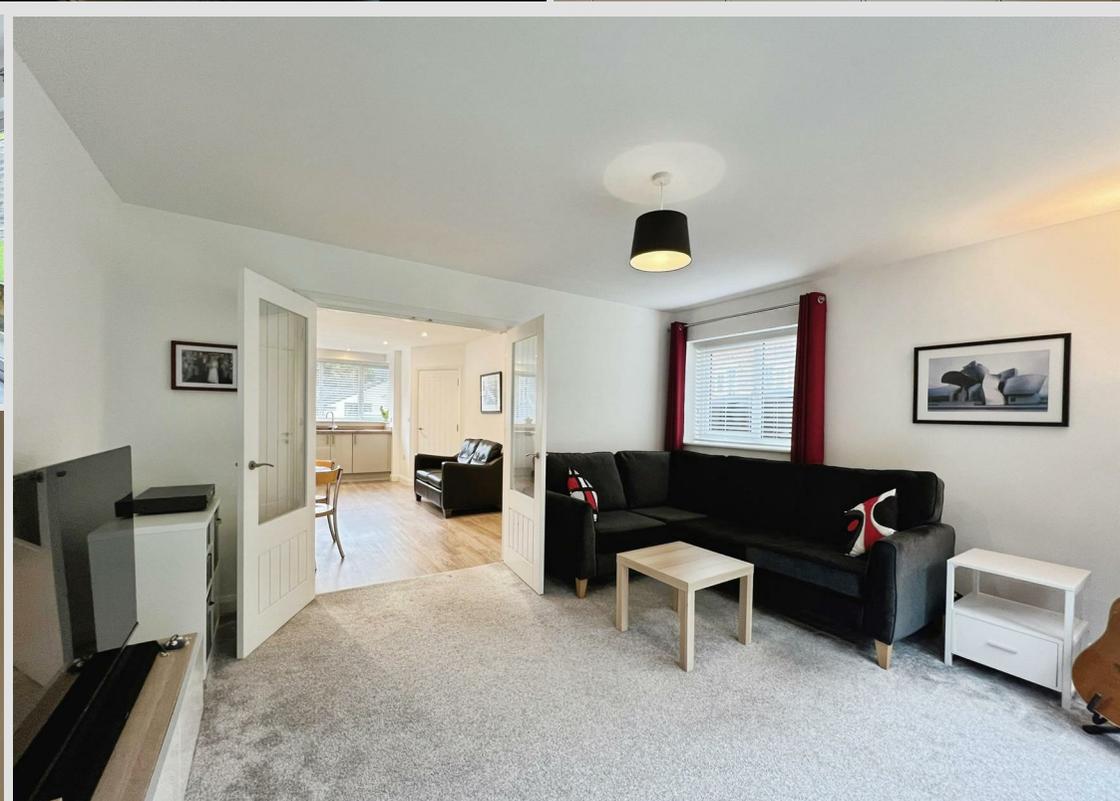
Located just a five-minute walk from the heart of Congleton town centre, this beautifully presented semi-detached townhouse offers modern, versatile living across three well-planned floors. Built in 2021 by a reputable local builder, the property enjoys a fantastic central position while still benefitting from a set back residential setting.

Fully modernised and immaculately maintained, the home provides generous accommodation throughout, making it an ideal purchase for a wide range of buyers including families, professionals and downsizers alike.

The ground floor centres around a superb open-plan dining kitchen, creating a sociable and practical family space. The contemporary kitchen is fitted with ample integrated appliances and offers plenty of storage and preparation space. From here, you have access to a convenient downstairs WC and direct access into the lounge. The lounge is a welcoming and comfortable room, enhanced by French doors that open out onto the rear garden, allowing natural light to flood the space and providing seamless indoor-outdoor living.

To the first floor are two well-proportioned bedrooms, both served by a modern main bathroom. The landing also benefits from a useful storage cupboard, adding to the home's practicality.

Occupying the entire second floor, the impressive master bedroom is a light and spacious retreat, enjoying elevated views across the rooftops of Congleton town. This floor also boasts a stylish three-piece en suite shower room, along with an additional storage cupboard on the landing.



Externally, the property continues to impress. To the front, there is allocated parking for two vehicles, along with convenient side access leading to the rear garden. The garden has been thoughtfully landscaped for ease of maintenance, with the lower tier laid to artificial grass and complemented by a paved patio area, perfect for outdoor seating and entertaining. A substantial wooden-built shed provides excellent storage space, ideal for use as a workshop or for storing bicycles or motorbikes.

The upper tier of the garden is laid to lawn, with paved steps leading to the top, where you are surrounded by mature greenery and an abundance of wildlife. The current owners even host two attended beehives, creating a wonderfully tranquil and nature-rich environment rarely found so close to the town centre.

The location is another key highlight. With Congleton town centre just moments away, you have easy access to a range of shops, cafés, restaurants and everyday amenities. Excellent transport links are close at hand, including nearby road networks and Congleton railway station, providing convenient connections for commuters and travellers alike.

This is a fantastic opportunity to acquire a modern, move-in ready home in a highly desirable central location. Don't miss the opportunity to arrange your viewing.

GROUND FLOOR

Hallway

External front entrance door, Karndeane wood effect flooring, central heating radiator, ceiling light fitting, electrical fuse box, providing access to ground floor accommodation and stair access to the first floor accommodation.

Dining Kitchen

19'1" x 11'0"

Modern fitted kitchen comprising high gloss wall and base units with work surface over, inset sink with double drainer and mixer tap, eye level integrated oven, electric hob and extractor over, integrated fridge freezer, dishwasher and washing machine, ceiling spotlights throughout, Karndeane wood effect flooring, central heating radiator, UPVC double glazed window to the front elevation, power points, access to downstairs WC.



Lounge

14'3" x 12'7"

French doors and UPVC double glazed windows to the rear and side elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

WC

6'0" x 2'10"

Low level WC, hand wash basin with mixer tap and panel splash back, central heating radiator, extractor fan, UPVC double glazed opaque window to the side elevation, ceiling light fitting, Karndean wood effect flooring.

FIRST FLOOR

Landing

Providing access to all first floor accommodation, two UPVC double glazed windows to the side elevation, carpet flooring, two ceiling light fittings, central heating radiator, power point, access into useful storage cupboard.

Bedroom Two

14'5" x 11'0"

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

Bedroom Three

11'10" x 8'0"

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

Main Bathroom

7'11" x 6'0"

Three piece white suite comprising low level WC, hand wash basin with mixer tap and panel splash back, fitted mirrored LED cabinet with inbuilt Bluetooth speaker, low level bath with mixer tap and electric shower over, paneled splash back and removable shower head, extractor fan, ceiling spotlights, Karndean wood effect flooring, chrome heated towel rail.

SECOND FLOOR

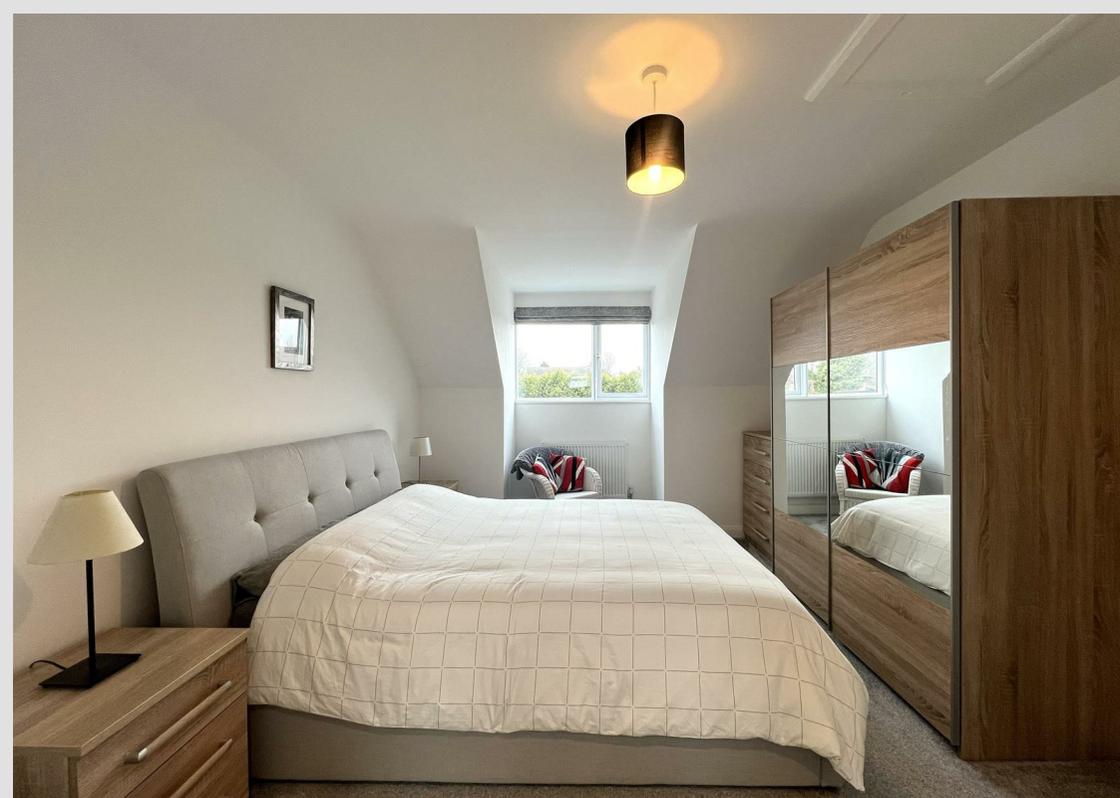
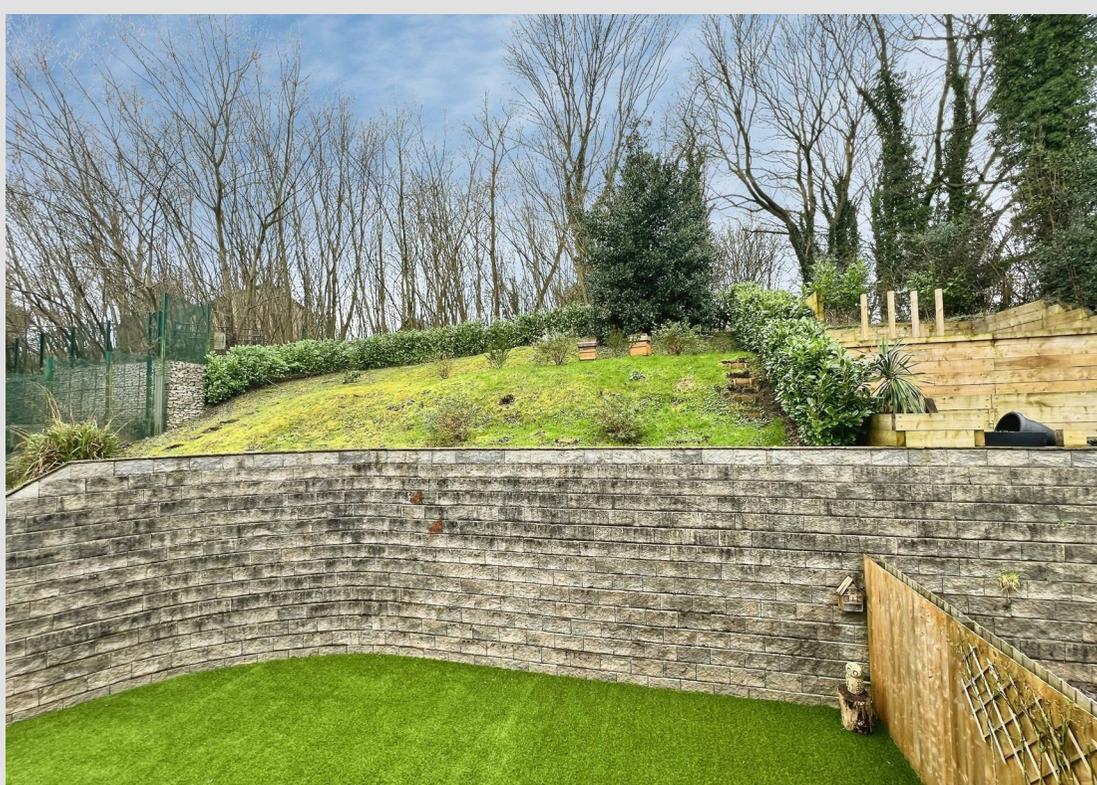
Landing

UPVC double glazed window to the side elevation, ceiling light fitting, carpet flooring, access to a useful storage cupboard.

Master Bedroom

12'5" x 11'1"

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



En Suite

10'2" x 5'8"

Three piece white suite comprising vanity unit with low level WC and inset hand wash basin with mixer tap, walk in mixer shower with paneled splash back and removable shower head, velux window to the rear elevation, extractor fan, ceiling spotlights, shavers port, chrome heated towel rail, Karndeau wood effect flooring.

Externally

Externally to the front is allocated parking for two vehicles, a paved pathway wraps around the side of the property leading into the rear garden. Easy to maintain the lower garden area has been laid with artificial grass and a paved patio, perfect for outdoor seating. In addition is a large wooden built shed perfect to use as a workshop, house outdoor storage or as an option to store bikes/motorbikes. Steps lead up to the second tier of the garden which is fully laid to lawn surrounded by mature greenery and an abundance of nature, a peaceful setting to enjoy in 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.

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 | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | 94 | (92 plus) A |
| (81-91) B | 85 | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | | 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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