



28 SURREY DRIVE, CONGLETON, CW12 1NU

OFFERS OVER £250,000



STEPHENSON BROWNE

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!



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"

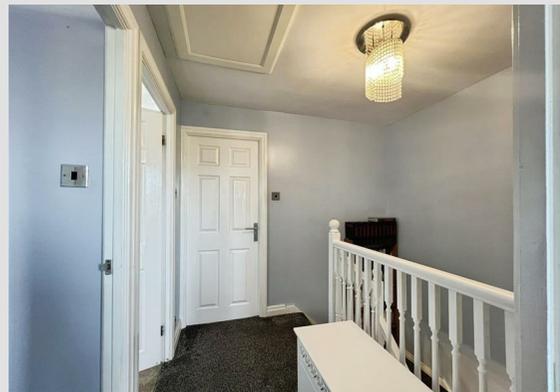
UPVC double glazed window to the rear elevation, fitted wardrobes, ceiling light fitting, carpet flooring, central heating radiator, power points.



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?

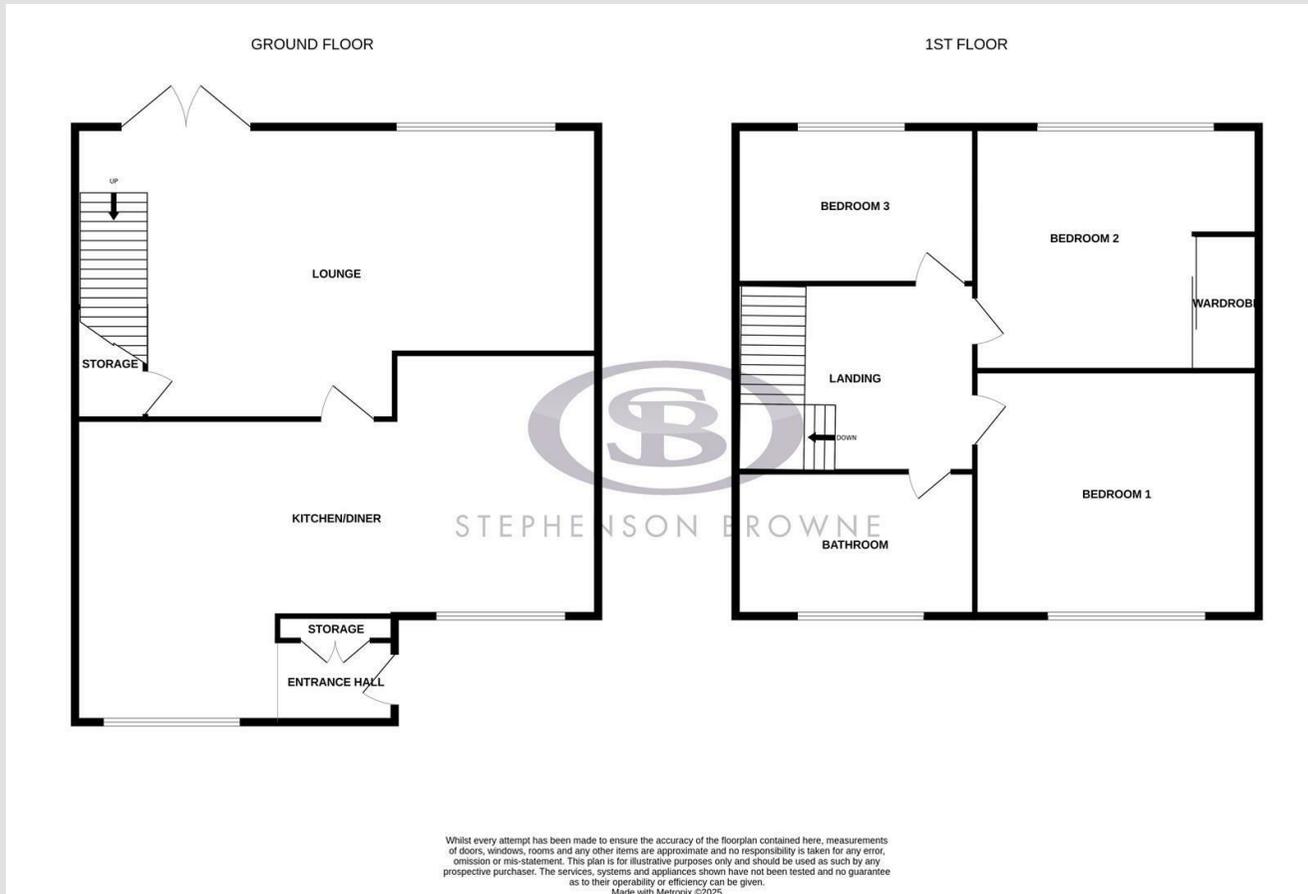
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

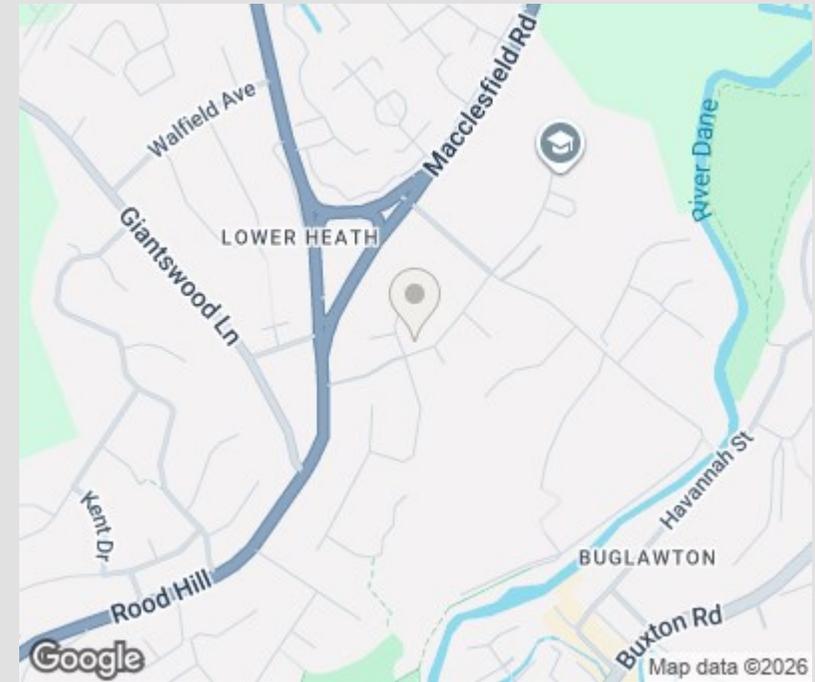
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.



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			(92 plus) A
(81-91) B			(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
		84	
		64	
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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

21 High Street, Congleton, Cheshire, CW12 1BH
 T: 01260 545600
 E: congleton@stephensonbrowne.co.uk
 W: www.stephensonbrowne.co.uk

