



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

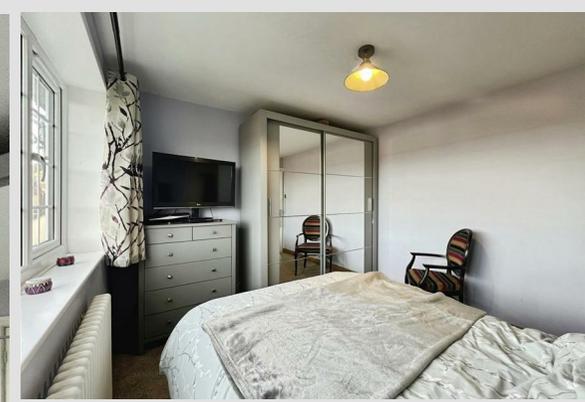
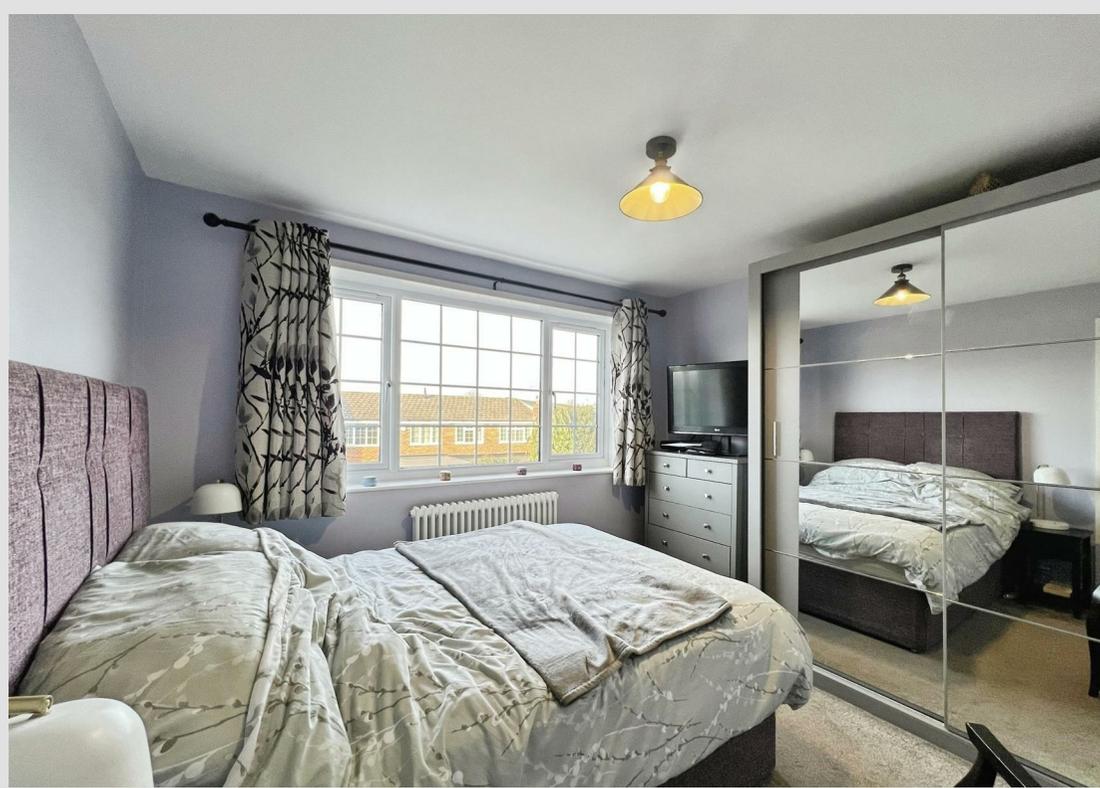
Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, loft access.



### **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"

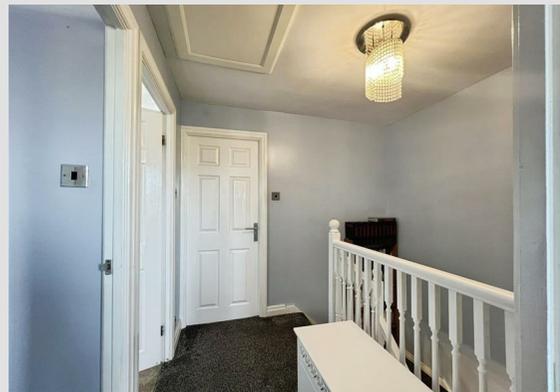
UPVC double glazed window to the rear elevation, fitted wardrobes, ceiling light fitting, carpet flooring, central heating radiator, power points.



### **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?**

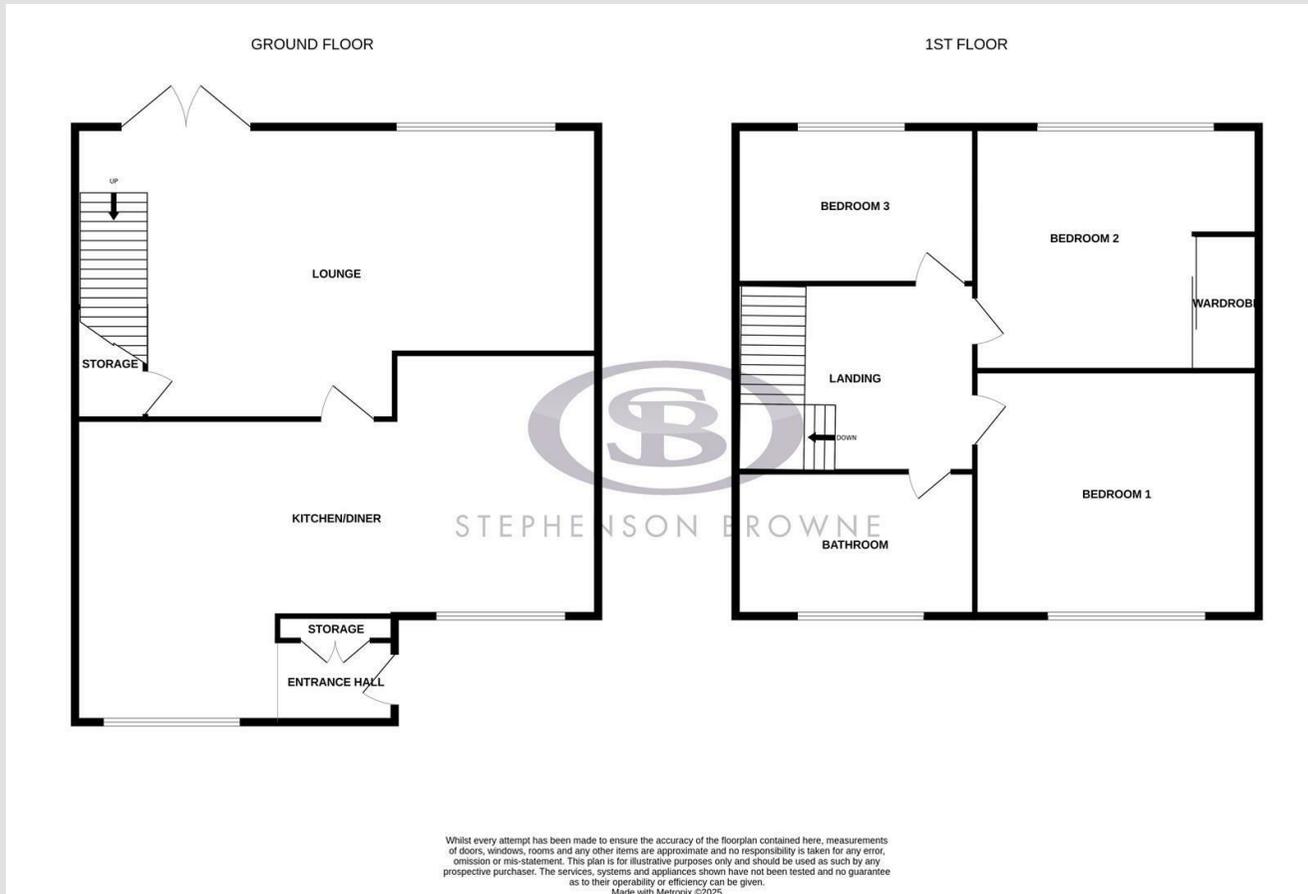
For a FREE valuation please call or e-mail and we will be happy to assist.

## **AML Disclosure**

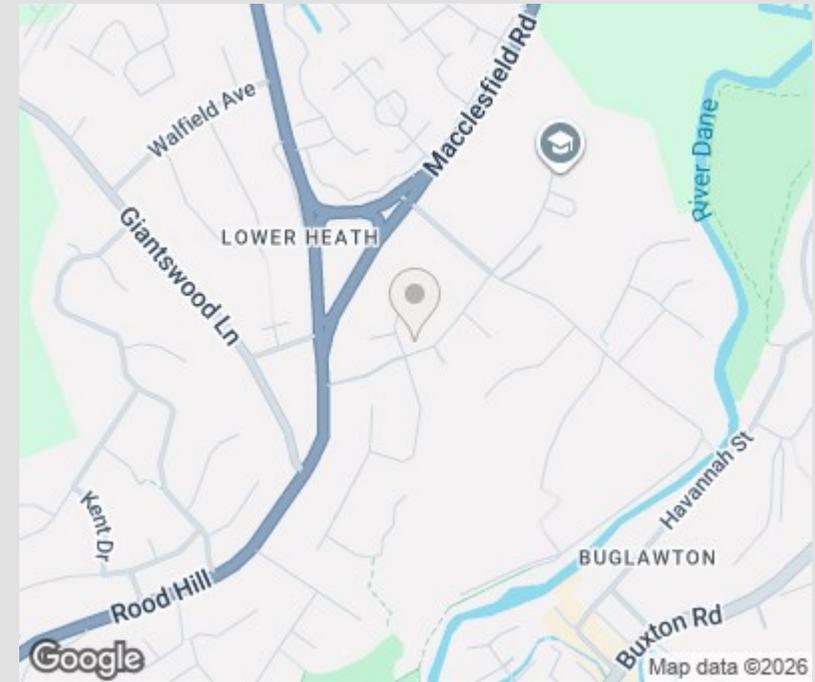
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## Floor Plan



## Area Map



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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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