



49 Welles Street

CW11 1GU

O.I.R.O £185,000



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STEPHENSON BROWNE

Stunning presentation throughout, this charming mid-terrace traditional home is the perfect first time purchase or down sizing opportunity. Only a short walk from the town centre and on the doorstep of all the desired local amenities.

The residence opens from a separate entrance hallway providing access into the principal reception room and stairs to the first floor. Open plan lounge diner with archway separation, all beautifully presented and hosting French doors that step straight out onto the courtyard, further to a large cupboard for under-stairs storage. High specification, modern fitted kitchen with a range of wall and base units with work surfaces over, integrated electric oven and hob with extractor hob, additional access out onto the patio.

To the upstairs, there are two very well sized bedrooms with the principal bedroom on the front elevation running the full width of the home and providing excellent accommodation. Well sized second bedroom with window looking out onto the courtyard. Modern fitted three piece bathroom suite with shower over the bath.

To the outside, the home enjoys a super low maintenance, fully enclosed and gated private courtyard with patio paving.

The property is heated via a combination gas boiler, serviced annually. Fully UPVC double glazed.

Proximate to M6 Motorway and other desired commuting links.

Unallocated on street parking available.

Ideal first time purchase opportunity.



Entrance Hallway
15'2" x 3'0"

Living Room
11'8" x 10'11"

Dining Room
11'11" x 11'2"

Kitchen
17'5" x 5'1"

Landing
12'0" x 5'4"

Bedroom One
14'4" x 11'7"

Bedroom Two
11'9" x 8'7"

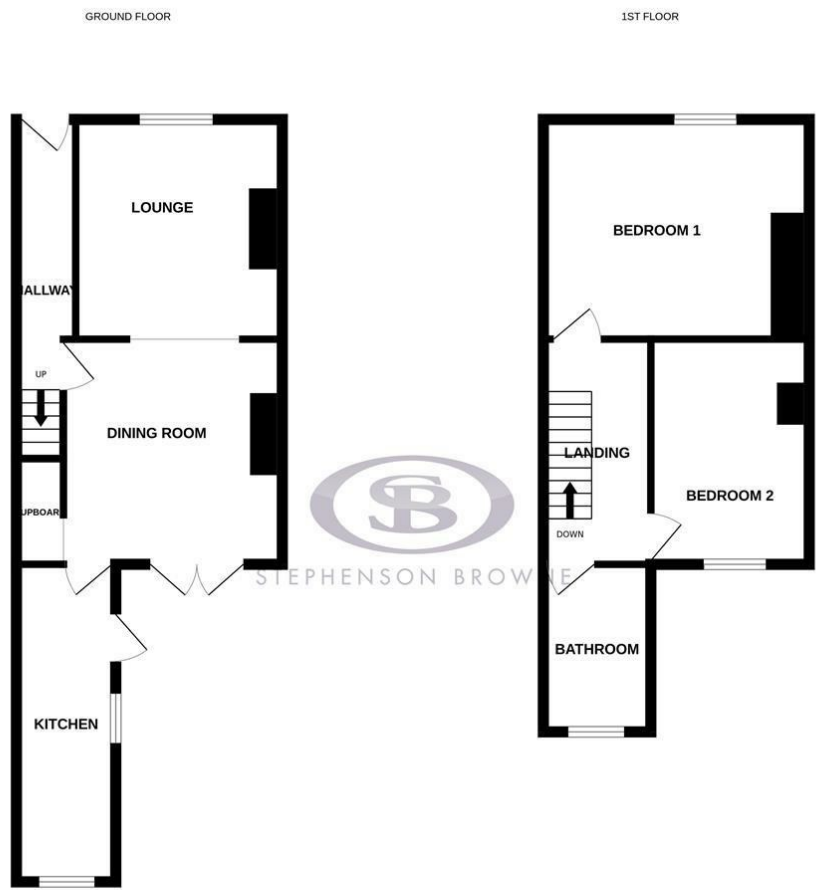
Bathroom
8'10" x 5'6"



- Charming Traditional Terrace
- Open Plan Lounge Diner
- Modern Fitted Kitchen
- Two Generous Bedrooms
- Three Piece Upstairs Bathroom
- Low Maintenance Enclosed Courtyard
- Walking Distance to Town Centre
- Very Well Presented Throughout
- Council Tax Band B
- Perfect First Time Purchase



Floor Plan



Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment 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 be 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

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 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	