



**71 Congleton Road**  
ST7 1ND  
**Guide Price £139,950**



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STEPHENSON BROWNE

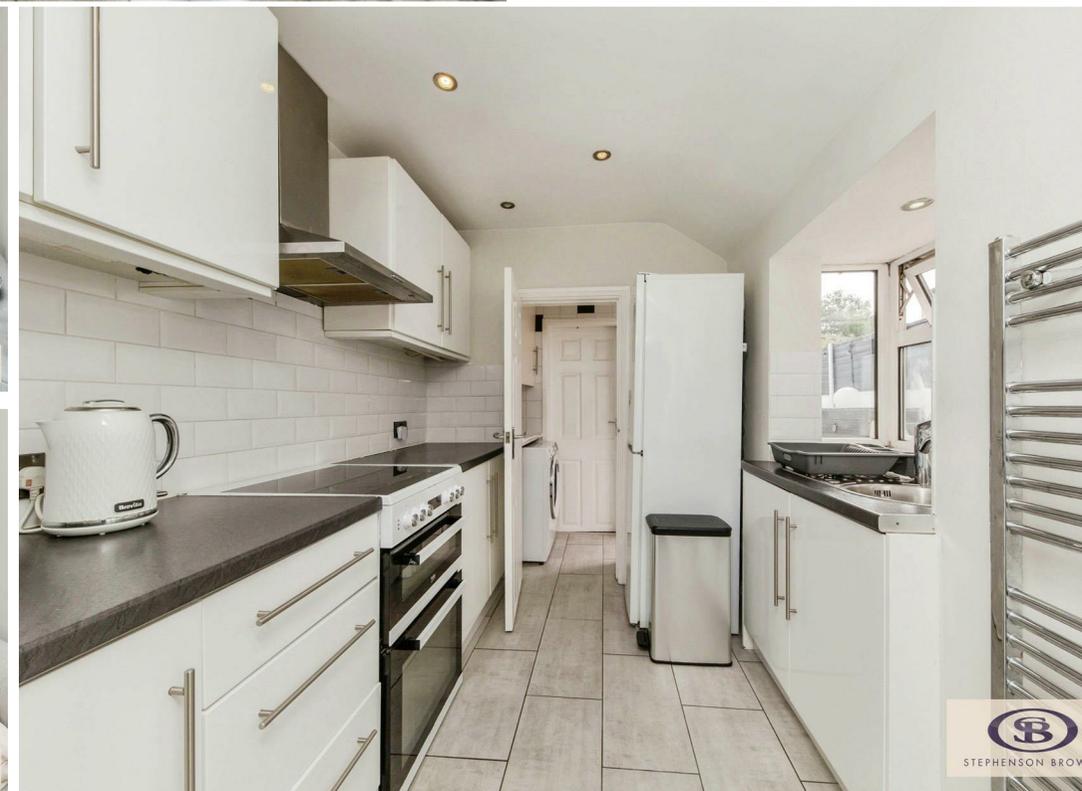
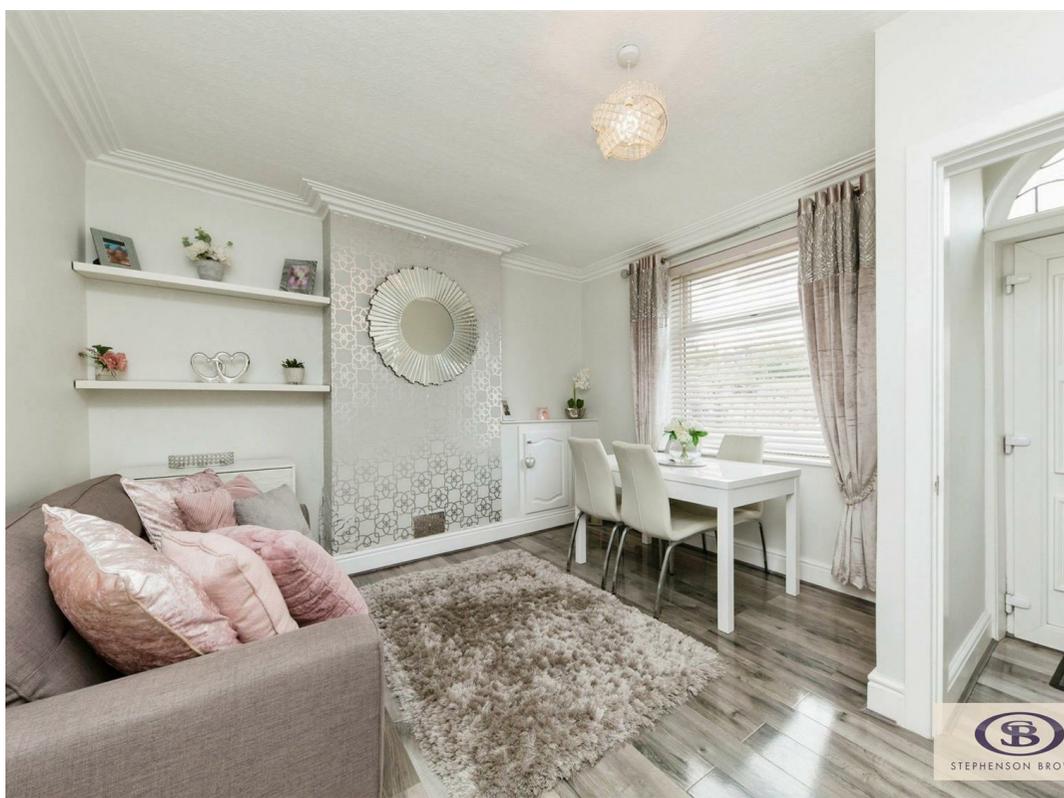
A beautifully presented two bedroom end of terrace home which would make an ideal first time buy!

This stylish and modern home has been carefully updated over recent years and is a real credit to the current owners, offering the chance for first time buyers to move into a property which is presented to a superb standard!

An entrance porch leads to a lounge and separate dining room, with a kitchen, utility area and bathroom completing the ground floor, whilst upstairs there are two double bedrooms. The property is forecourted to the front aspect, whilst the rear garden is larger than you may expect and features patio and decked areas, an artificial lawn and stylish hot tub! There is also a very useful outbuilding/summerhouse, currently used as a garden reception room but could easily suit a variety of uses such as an office space, gym or home bar!

The property is located on the A34 Congleton Road in Talke, offering exceptionally convenient access to commuting routes such as the A500 and M6. There are several schools nearby, including The Reginald Mitchell Primary School, St Saviours C of E Primary School and The Kings Church of England Academy. The wealth of amenities within Kidsgrove, Alsager and Talke itself are within easy reach, with leisure facilities at Kidsgrove Sports Centre and Clough Hall Park also nearby.

A fantastic home which would be ideal for those looking to get onto the property ladder and purchase a home which is most definitely ready to move into! Please contact Stephenson Browne to arrange your viewing.



**Entrance Porch**

**Dining Room**

12'7" x 12'2"

**Lounge**

12'0" x 10'2"

**Kitchen**

9'1" x 6'5"

**Utility Room**

**Bathroom**

6'3" x 6'1"

**Landing**

**Bedroom One**

12'9" x 12'2"

**Bedroom Two**

11'10" x 10'2"

**Outside**

The property is fore-courted to the front, with a mostly paved rear garden with an artificial lawn, decked area and hot tub to be included in the sale!

**Summerhouse**

15'10" x 12'4"

A useful Summerhouse/outbuilding that would suit a variety of uses, with power.

**Council Tax Band**

The council tax band for this property is A.

**NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

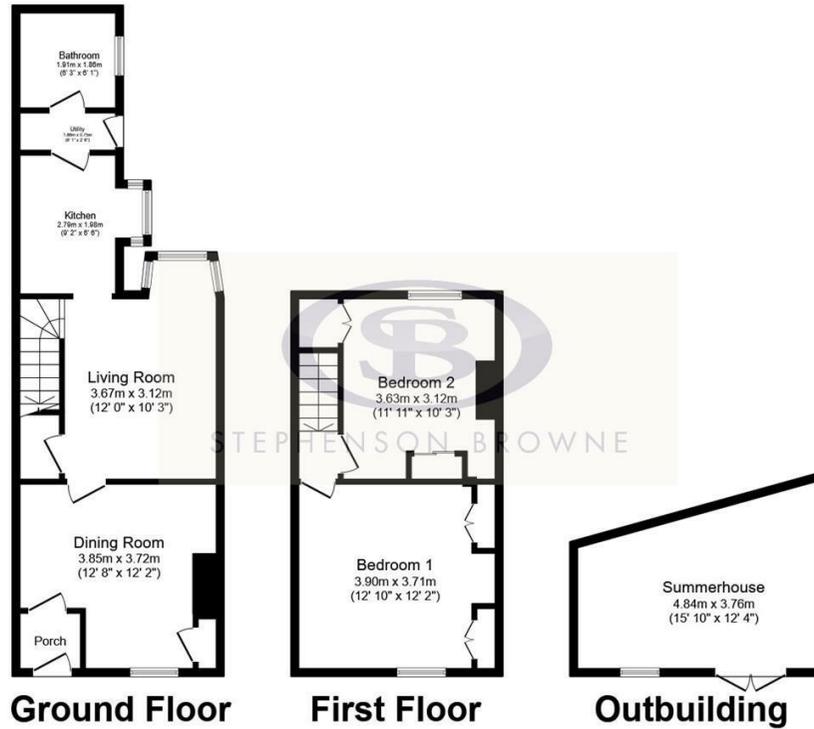
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## Floor Plan



Total floor area 86.9 m<sup>2</sup> (936 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## 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 Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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