



STEPHENSON BROWNE

## Southbank Grove, Congleton

CW12 3DU



**£1,100 PCM**

## Description

Welcome to this charming three-bedroom mid-terrace home located on Southbank Grove in the picturesque town of Congleton. Spanning an impressive 1,023 square feet, this property offers a perfect blend of modern living and comfort.

As you enter, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The heart of the home is undoubtedly the large, modern fitted kitchen, which is designed for both functionality and style. This space is ideal for family meals or hosting friends.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those needing extra room for guests or a home office. The modern bathroom features a bath with an overhead shower, ensuring convenience and comfort for all.

Step outside to discover a private garden, complete with a lovely patio area, perfect for enjoying the outdoors during warmer months. Additionally, the outhouse in the garden is a fantastic feature, equipped with plumbing for a washing machine, offering practicality and extra storage space.

This delightful home is situated in a friendly neighbourhood, making it an excellent choice for families or anyone looking to enjoy the charm of Congleton. Available July 2026.

Pets considered via written application only.



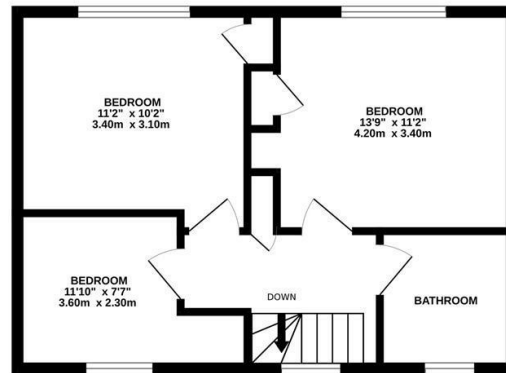
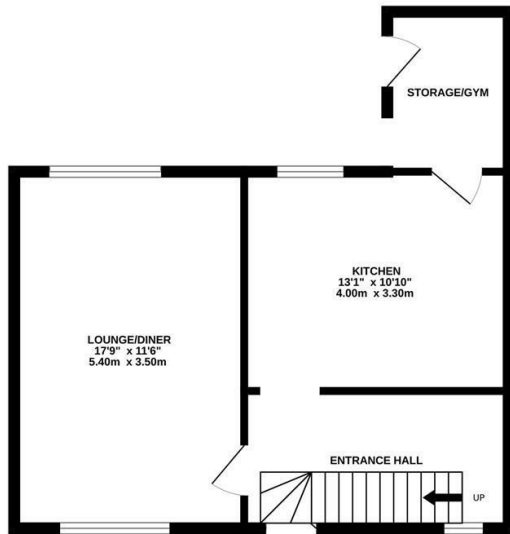
## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans

GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 941sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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		63	
(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	

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