



Belgrave Avenue, Congleton, CW12 1HS.

£185,000

Whittaker Est. 1930
& Biggs

Belgrave Avenue, Congleton, CW12 1HS.

This delightful two double bedroomed mid terrace home is conveniently placed, having the award-winning Congleton Park on your doorstep whilst benefiting from the local amenities of Congleton town a short stroll away.

There is a well-proportioned lounge with a newly installed multi-fuel burner which is a perfect accompaniment during those winter months, a modern open plan kitchen diner and a separate utility store with power and lighting.

To the first floor there are two double bedrooms and a spacious modern family bathroom.

There is the potential to extend subject to planning.

Externally there is a recently laid spacious and low maintenance Indian stone patio area whilst the gravelled driveway provides ample of road parking. A viewing comes highly recommended.



Entrance Hallway

Having a modern composite front entrance door, Stairs to first floor landing.

Lounge 12' 11" x 12' 7" (3.94m x 3.83m)

Having a UPVC double glazed window to the front aspect. Feature brick wall fireplace housing a multifuel burner sat on a slate hearth, double radiator and coving to ceiling.

Kitchen 9' 6" x 15' 8" (2.89m x 4.78m)

Having two UPVC double glazed windows, and a UPVC double glazed door with inset obscured glass to the rear aspect with access to the rear courtyard. With a range of on trend wall cupboards and base units with worksurfaces over incorporating a composite sink with mixer tap over, single oven, four ring gas hob and extractor hood over. Space and plumbing for American style fridge freezer. Inset spotlighting to the ceiling, tiled effect laminate flooring. Double radiator.

Utility Cupboard 2' 9" x 4' 11" (0.84m x 1.51m)

Space and plumbing for washing machine and electric and power

Understair Storage

First Floor Landing

Having access to the loft.

Bedroom One 15' 11" x 10' 11" (4.84m x 3.32m)

Having two UPVC double glazed windows to the front aspect and a double radiator.

Bedroom Two 9' 3" x 11' 8" (2.82m x 3.56m)

Having a UPVC double glazed window to the rear aspect and a double radiator.

Family Bathroom 8' 1" x 7' 3" (2.46m x 2.2m)

Having a UPVC obscured window to the rear aspect. Featuring a modern white three-piece suite, incorporating a panelled bath with a separate shower attachment over with chrome mixer taps, low-level WC, with push flush, wall mounted hand wash basin with storage underneath, chrome mixer taps over. Tiled splashbacks, wood effect laminate flooring, traditional style chrome heated towel rail, inset spotlights.

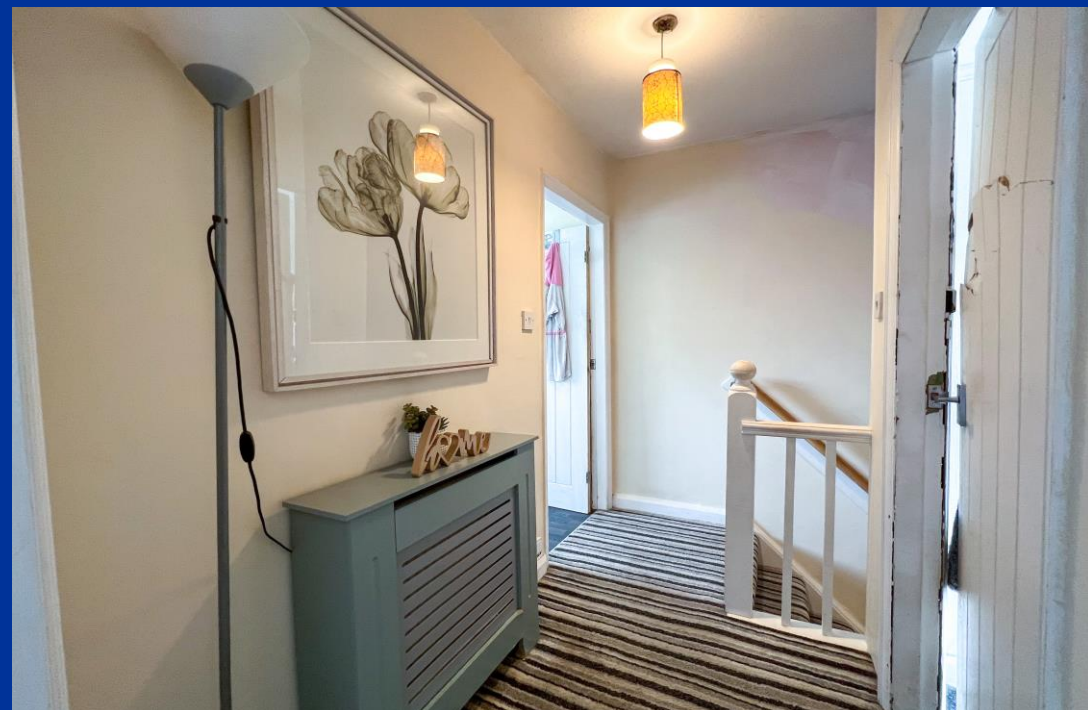
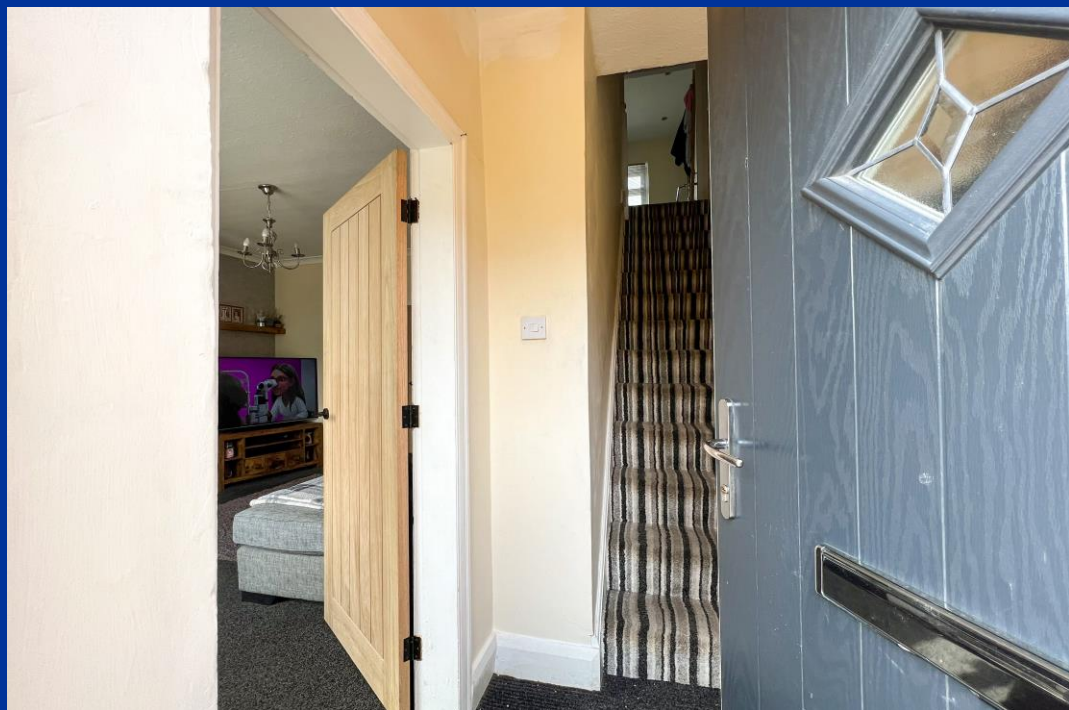
Note:

Council Tax Band: A

EPC Rating: F

Tenure: Freehold

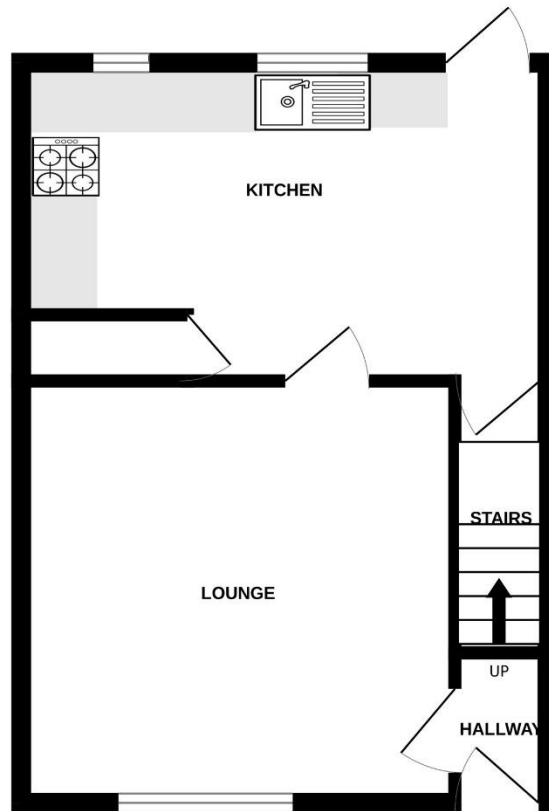




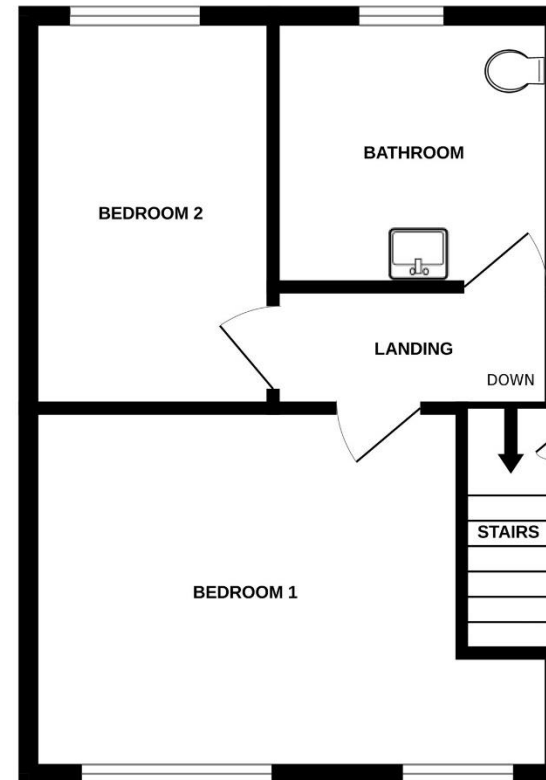




GROUND FLOOR



1ST FLOOR





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16 High Street
Congleton, Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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& Biggs**