



Woolston Avenue, Congleton, CW12 3ED.

£135,000

Whittaker Est. 1930
& Biggs

Woolston Avenue,

Congleton, CW12 3ED.

This well proportioned three bedroomed mid terrace property is situated in a well established residential area, being close to local sought after schools and amenities that Congleton has to offer.

Internally to the ground floor the property comprises of an entrance hallway, living room with feature open fireplace with wooden mantle and a generous size open plan kitchen/diner.

To the first floor there are two double bedrooms with a further third bedroom which could also be used as an additional study /office space and a family bathroom.

Externally the front of the property has a blocked paved driveway, while to the rear of the property there is a patio area with an enclosed tiered garden.

Offered for sale with no vendor chain, an ideal opportunity for families & first time buyers alike, an early viewing is highly recommended.



Entrance Hallway

uPVC external door to the front elevation ,two uPVC double glazed windows to both side elevations. Tiled floor.

Living Room 17' 8" x 10' 11" (5.38m x 3.32m)

uPVC double glazed window to the front elevation and uPVC double glazed window to the rear elevation, open fire with wooden mantle and marble hearth, two radiators and wood effect laminate flooring.

Kitchen/Diner 17' 8" x 12' 6" (5.38m x 3.81m)

uPVC double glazed window to the rear elevation , uPVC external door to the rear elevation and a uPVC external door to the front elevation. Open plan kitchen/Diner with a range of hi gloss wall and base units with a laminate work top ,stainless steel 1.5 sink and drainer with a chrome mixer tap ,single electric oven with a gas hob and extractor hood, plumbing for a washing machine and space for a fridge and freezer, storage cupboard housing electric meter. double radiator, tiled flooring and double radiator.

Bedroom One 11' 5" x 10' 1" (3.48m x 3.08m)

A double bedroom with uPVC double glazed window to the front elevation, wood effect laminate flooring, radiator and a uPVC double glazed window to the front elevation in the storage cupboard incorporating a sliding door.

Bedroom Two 11' 0" x 9' 5" (3.35m x 2.88m)

A double bedroom with uPVC double glazed window to the front elevation, wood effect laminate flooring and radiator.

Bedroom Three 8' 0" x 7' 8" (2.45m x 2.34m)

uPVC double glazed window to the rear elevation, storage cupboard, wood effect laminate flooring, radiator.

Bathroom 10' 3" x 6' 5" (3.12m x 1.95m)

With two x uPVC double glazed window to the rear elevation three piece white suite with comprising of jacuzzi bath chrome mixer taps with separate chrome shower, pedestal sink with chrome mixer tap, low level WC., wood effect laminate flooring and double radiator.

First Floor Landing

uPVC double glazed window to the rear elevation and wood effect laminate flooring.

Exterior

To the front of the property is

Exterior

To the front of the property there is a driveway, while to the rear of the property is enclosed tiered garden with a spacious patio area.

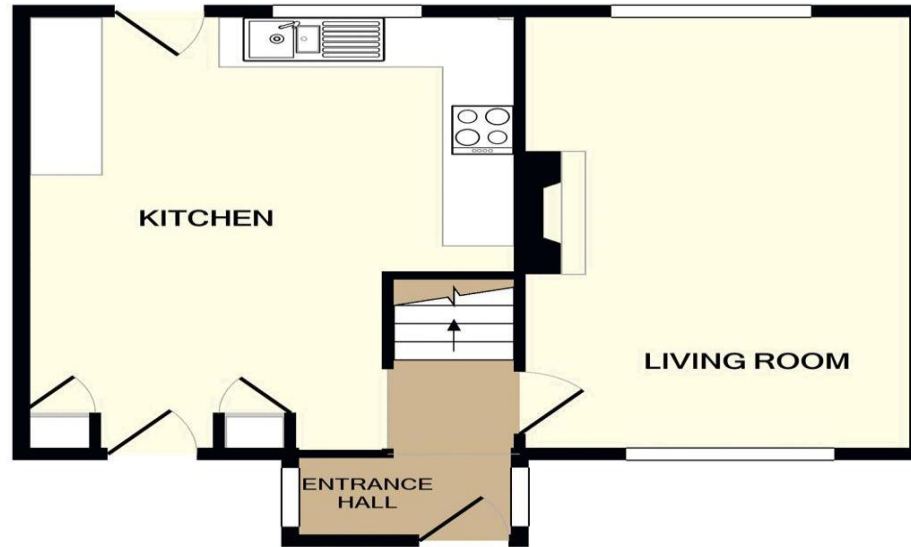


Council Tax Band: A

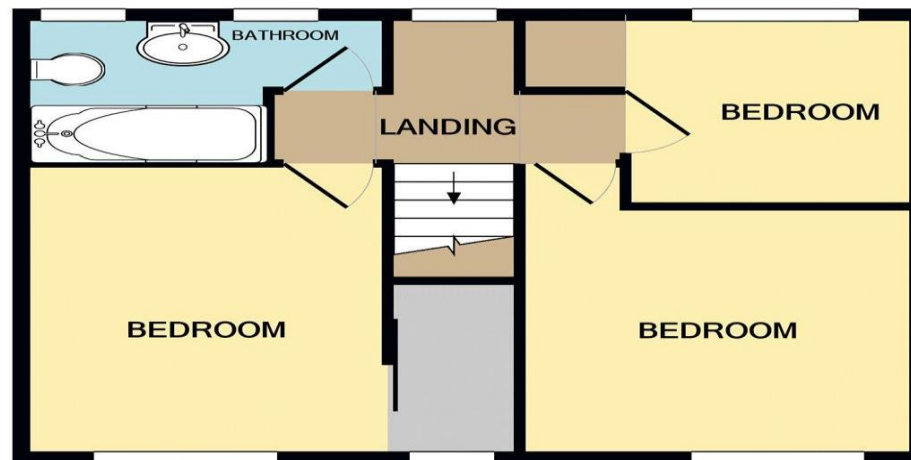
EPC Rating: D

Tenure: believed to be





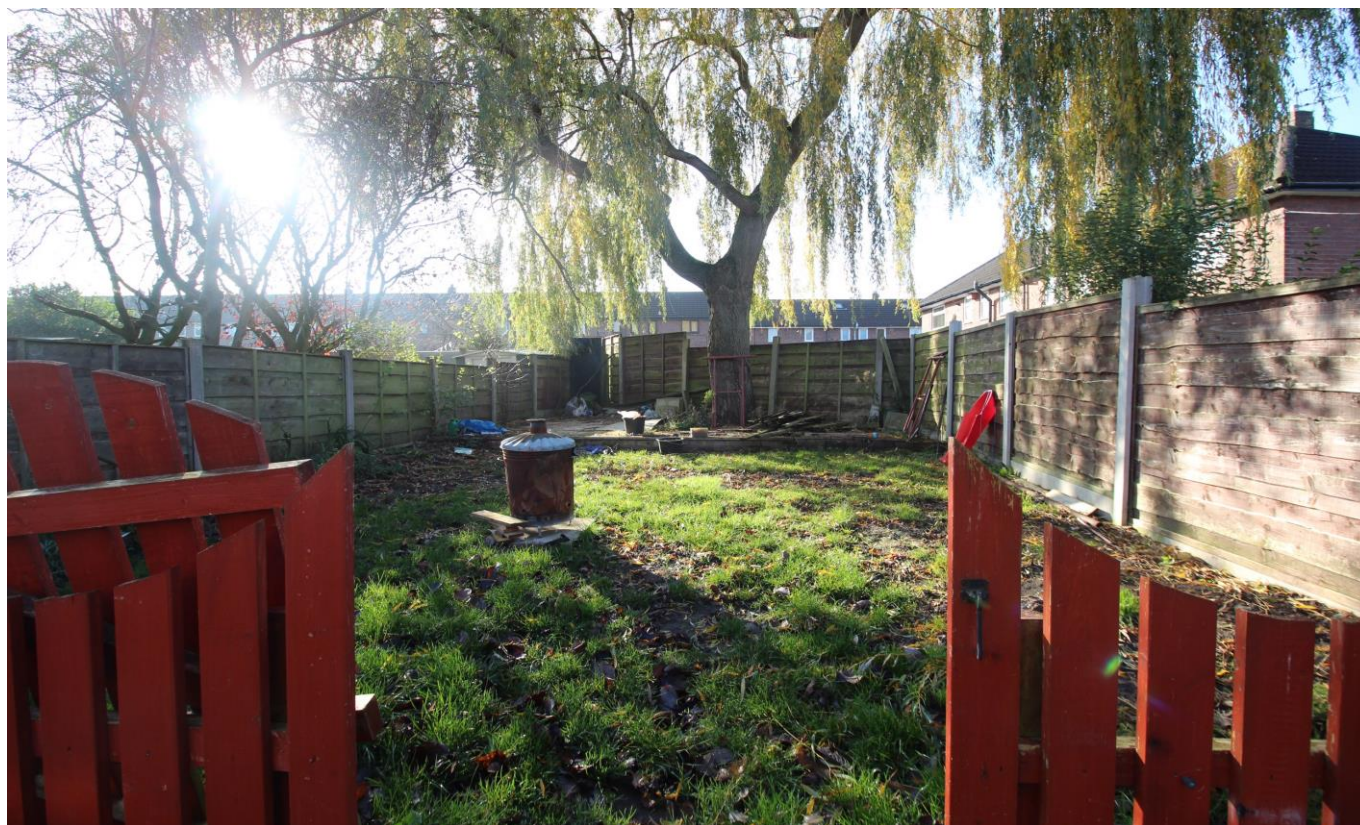
GROUND FLOOR
 APPROX. FLOOR
 AREA 457 SQ.FT.
 (42.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 435 SQ.FT.
 (40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 892 SQ.FT. (82.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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