



William Street, Congleton, CW12 2EY.
£150,000

Whittaker
& Biggs Est. 1930

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We are pleased to present to the market this attractively priced well-proportioned three-bedroom terrace property sat on a quiet and popular street in the Buglawton area of Congleton.

Internally the property benefits from two good sized reception rooms, a separate dining kitchen, three double bedrooms and a fantastic size family bathroom.

Although in need of modernisation throughout this home is perfect for transforming into a fantastic home for first time buyers, downsizers or buy to let investors.

Externally the property benefits from a larger than average fully enclosed low maintenance flagged patio area.

Whilst being on the cusp of lovely countryside with Bosley Cloud and Biddulph Valley way a short distance away, you also have the local amenities of Congleton town within walking distance and great commuter links on your doorstep.

Offered with no upward chain a viewing comes highly recommended.



Reception Room 11' 9" x 12' 0" (3.59m x 3.66m)

Having a UPVC front entrance door, UPVC double glazed window to the front aspect. Feature tiled fireplace. Double radiator.

Open Plan Lounge with Defined Dining Area 22' 7" x 11' 11" (6.89m x 3.63m)

Having a UPVC double glazed window to the front and rear aspect. Feature stone effect chimney breast incorporating a fixed corner unit. Oak effect beam to the ceiling. Two double radiators.

Kitchen Diner 10' 10" x 12' 1" (3.29m x 3.68m)

Having a UPVC double-glazed window to the rear aspect and a UPVC rear entrance door with access to the courtyard. Comprising of a wood effect double base unit, with work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine and dryer and space for fridge/ freezer. Housing the boiler. Wood effect laminate flooring. Handy storage cupboard under the stairs. Access to the first floor

First Floor Landing

Access to the bedrooms and bathroom. Loft access.

Bedroom One 12' 0" x 11' 9" (3.65m x 3.59m)

Having a UPVC double glazed window to the front aspect. Comprising a feature fireplace. Radiator.

Bedroom Two 10' 4" x 12' 2" (3.15m x 3.70m)

Having a UPVC double glazed window to the rear aspect. Radiator.

Bedroom Three 11' 9" x 12' 1" (3.57m x 3.69m)

Having a UPVC double glazed window to the front aspect. Having a fitted cupboard with shelving. Feature fireplace.

Bathroom 10' 3" x 9' 1" (3.12m x 2.78m)

Having a UPVC double glazed obscured window to the rear aspect. Comprising of a four piece, white suite, panelled bath, separate walk-in shower, close coupled WC, pedestal wash hand basin with mixer tap over. Radiator, Half tiled walls. Vinyl flooring.

Externally

Externally the property benefits from a larger than average fully enclosed low maintenance flagged patio area including a stone rockery area. To the front of the home there is availability for on street parking

Note:

Council Tax Band: B

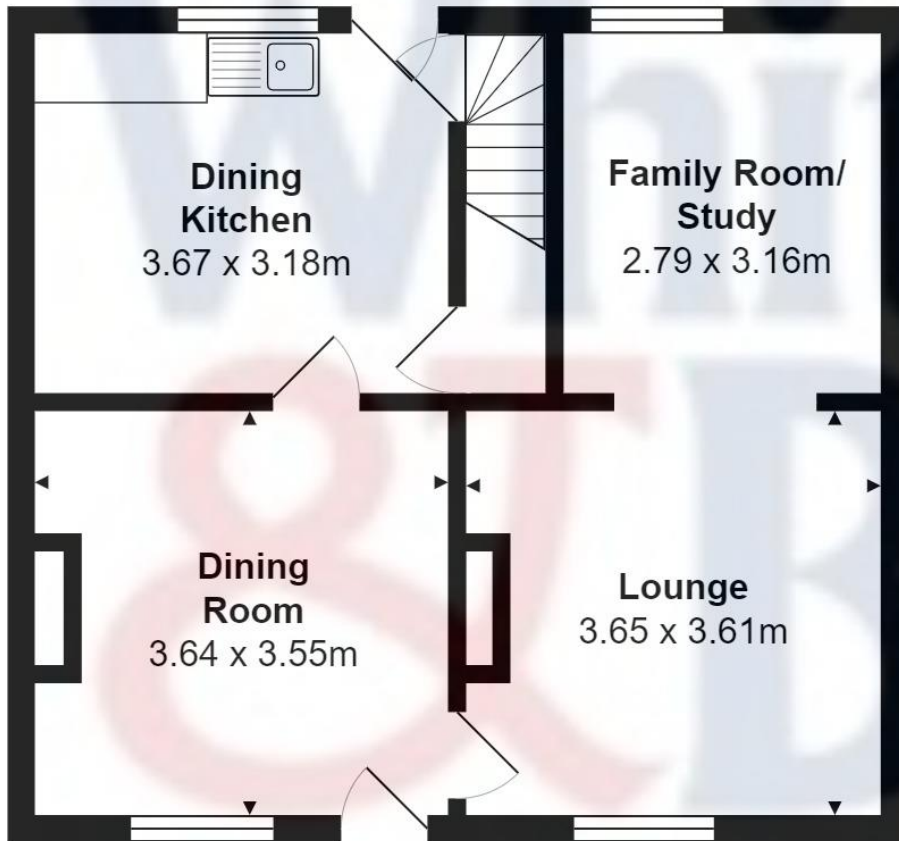
EPC Rating: TBC

Tenure: believed to be Freehold





All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Ground Floor



First Floor

Total Area: 102.8 m²



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agent they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings, or services and so cannot guarantee they are in fit working order or fit for their purpose. The agent would also like to point out that the majority of the of the photographs used on their brochures are taken with non-standard lenses.

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