



Astbury Street, Congleton, CW12 4EQ.  
OIRO £139,950

Whittaker Est. 1930  
& Biggs

Astbury Street,  
Congleton, CW12 4EQ.

Two bedroomed character property situated in a popular location close to all the town centre amenities as well as the picturesque Astbury Mere.

To the ground floor the accommodation briefly comprises: open plan lounge/diner and kitchen. To the first floor there are two double bedrooms and a good-sized bathroom.

The property also benefits from gas central heating, double glazed windows and an enclosed private rear courtyard. The property is ideal for first time buyers or investors alike.



**Living Room 22' 7" x 15' 0" (6.88m x 4.57m)**

uPVC external door to the front elevation, uPVC double glazed dual aspect windows to the front elevation, uPVC double doors to the rear courtyard. Feature wood beam to the ceiling, feature stone walling with open fireplace and a further gas fire both with stone hearths including a wooden mantle. two double radiators and stairs to the first floor.

**Kitchen 18' 0" x 7' 11" (5.49m x 2.41m)**

uPVC double glazed window to the side elevation, uPVC double glazed window to the rear elevation uPVC door to the side elevation with access to the rear courtyard, fitted solid wood base units with laminate work tops integrated single oven with gas hob and extractor hood, stainless steel sink and drainer with a chrome mixer tap, space and plumbing for washing machine ,double radiator and vinyl flooring.

**First Floor Landing**

Having doors leading off too:

**Bedroom One 15' 0" x 11' 1" (4.57m x 3.37m)**

uPVC double glazed window to the front elevation, exposed feature wooden beams in the ceiling, laminate wood effect flooring, radiator, built in wardrobes with wooden doors and access to the loft space.

**Bedroom Two 11' 2" x 9' 4" (3.40m x 2.84m)**

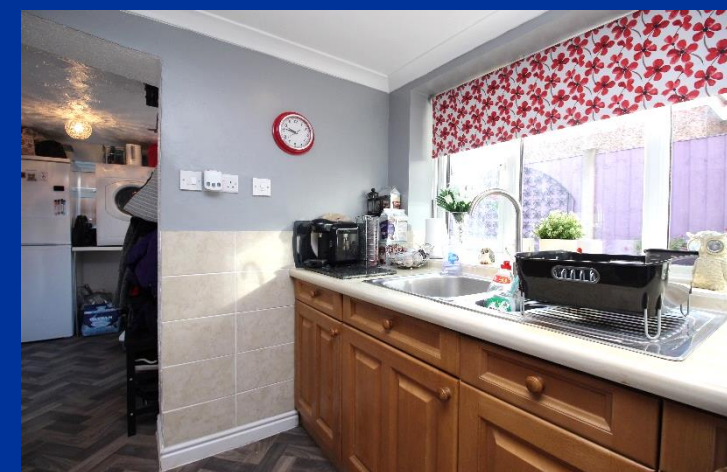
uPVC double glazed window to the rear elevation, double radiator, wall mounted gas boiler ,exposed wood beam ceilings, wood effect laminate flooring.

**Bathroom 8' 0" x 7' 2" (2.44m x 2.18m)**

uPVC double glazed window to the side elevation, contemporary white three piece suite comprising of a bath with chrome mixer taps and a separate chrome shower attachment, pedestal sink with a chrome mixer tap, low level wc, part tiled walls with display shelving, feature wood beamed ceiling and wood effect laminate flooring.

**Exterior**

To the rear of the property is a low maintenance enclosed rear courtyard with gated access to the rear.



EPC Rating: D

Tenure: believed to be Freehold

Notes:

Council Tax Band: B







GROUND FLOOR



1ST FLOOR

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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