



Davenport Street, Congleton, CW12 4DU.
£140,000

Whittaker
& Biggs

Est. 1930

Davenport Street, Congleton, CW12 4DU.

We are delighted to offer for sale this well presented two bedroomed end terraced property situated in a popular location close to the Town Centre and Astbury Mere Country Park.

The accommodation briefly comprises: - lounge, dining room, kitchen to the ground floor. To the first floor there is a master bedroom with en suite and a further bedroom served by the shower room. The loft has also been partially converted. Externally there is a good sized enclosed rear courtyard.

Available for sale with no upward chain this property is ideal for both first time buyers and buy to let investors. An internal viewing of this stone fronted cottage is highly recommended to appreciate the space this property has to offer.



Lounge

Having a uPVC double glazed door to the front elevation and a uPVC double glazed bay window to the front elevation, character beams to the ceiling, feature electric fire set within an arched chimney breast, oak effect flooring, radiator, access through to the dining room.

Dining Room 9' 7" x 8' 3" (2.91m x 2.51m)

uPVC double glazed window and external door to the rear elevation, radiator, Oak effect flooring, archway leading to the kitchen.

Kitchen 10' 8" x 10' 2" (3.25m x 3.09m)

Having a range of Oak wood effect Shaker style wall and base units with gloss Granite effect worktop over incorporating a stainless steel sink and drainer with chrome mixer tap over, integrated four ring gas hob and extractor hood, space for a dishwasher, washing machine and tumble dryer, uPVC double glazed window to the side elevation, oak effect flooring, radiator and stairs leading to the first floor.

First Floor Landing

Access to the bedrooms, shower room and the loft.

Bedroom One 11' 5" x 10' 6" (3.49m x 3.20m)

uPVC double glazed window to the side elevation, frosted uPVC double glazed window to the rear elevation, radiator, access to the en-suite bathroom.

En-suite bathroom 6' 9" x 5' 2" (2.05m x 1.58m)

Frosted uPVC double glazed window to side elevation, modern three piece suite comprising large corner bath with chrome taps, pedestal wash basin with chrome taps, low level WC with push flush, natural stone effect wall and floor tiles, radiator and extractor fan.

Bedroom Two 13' 6" x 7' 4" (4.11m x 2.24m)

Having a uPVC double glazed window to the front elevation and a uPVC double glazed window to the side elevation, radiator.

Shower Room 10' 7" x 3' 6" (3.23m x 1.07m)

Having a three piece suite comprising of a pedestal wash hand basin with chrome mixer taps, low level WC with push flush, shower cubicle with thermostatic mixer shower having a rainfall head, natural stone effect tiled wall, wood effect flooring, radiator, ceiling skylight.

Rear Courtyard

To the rear of the property there is a good sized courtyard with gated rear access.

Notes:

Council Tax Band: A

EPC Rating: D

Tenure: believed to be freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		89
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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