

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



59 Congleton Road, Talke, Stoke-On-Trent, ST7 1ND

Asking Price

£170,000

- Watch Our Online Video Tour!
- Two Reception Rooms
- Enclosed Rear Garden
- On Street Parking
- Family Sized Accommodation
- Bathroom With Separate Bath And Shower
- Block Paved Driveway
- No Chain!

A very deceptive and spacious property offered for sale with no onward chain!

Welcome to 59 Congleton Road, a sizeable semi-detached house offering family sized accommodation. You really will be surprised by what this property has to offer whilst being offered for sale at such a competitive price.

The ground floor features two reception rooms, one of which provides a stunning multi fuel burner creating the perfect environment for a cosy living room. The second reception room provides flexibility and could be used as dining space or an additional living room or playroom for children. The ground floor also features a modern fitted kitchen as well as a separate utility room and WC.

The first floor provides three very well sized and proportioned bedrooms with the third bedroom being notably larger than you would usually expect. The master bedroom is also well equipped with large fitted wardrobes. There is also the family bathroom which has a separate shower.

At the rear of the property is an enclosed garden laid out for low maintenance and there is also a block paved driveway providing off road parking for one vehicle. On street parking is also available at the front of the property.

Our video tour is available for your consideration, but we highly recommend a physical viewing to truly appreciate the size and quality of this property. For more information please contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Stairs to the first floor.

SITTING ROOM

12'0 x 11'11 (3.66m x 3.63m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

LIVING ROOM

12'1 x 10'9 (3.68m x 3.28m)

Fitted carpet. Radiator. UPVC double glazed window. Multi fuel burner. Store cupboard.

KITCHEN

10'11 x 7'10 (3.33m x 2.39m)

Tile effect flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units with a stylish worktop and integrated wine cooler, electric oven, hob and extractor fan. Part tiled walls. Baxi combi boiler.

REAR HALL

UPVC double glazed rear door. Tile effect flooring. Store cupboard.

UTILITY

5'11 x 5'6 (1.80m x 1.68m)

Tile effect flooring. Cupboard with sink and worktop space. Plumbing for washing machine.

WC

Tile effect flooring. Radiator. UPVC double glazed window. Wc and wash basin with tiled splashback.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

12'0 x 10'0 to face of wardrobes (3.66m x 3.05m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM TWO

12'1 max x 10'10 max (3.68m max x 3.30m max)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BEDROOM THREE

12'6 max x 7'10 max (3.81m max x 2.39m max)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'9 max x 7'9 max (2.36m max x 2.36m max)

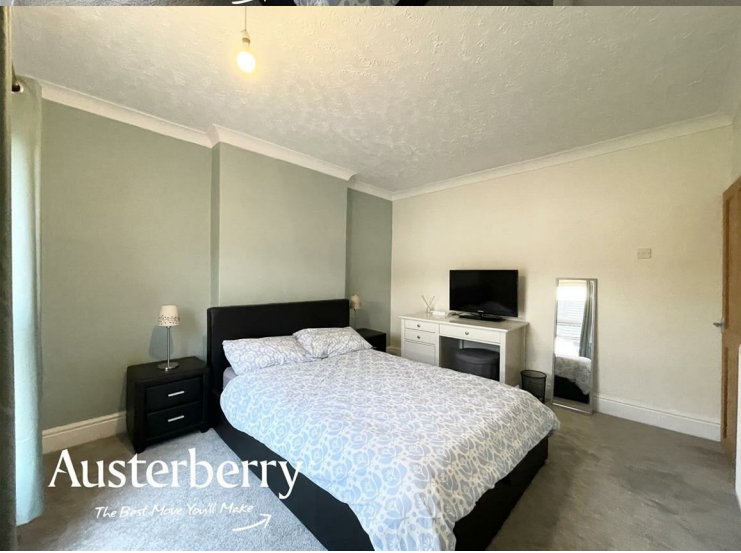
Laminate flooring. Radiator. UPVC double glazed window. Part tiled walls. Wc, wash basin and corner bath tub and shower enclosure with electric shower.

OUTSIDE

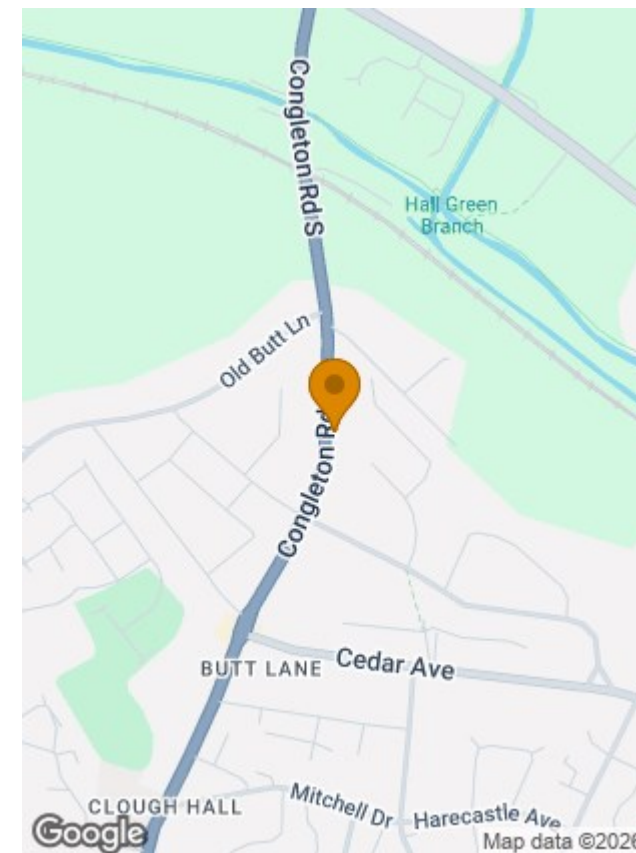
Indian stone forecourt to the front of the property with hedges for added privacy.

Enclosed garden to the rear with Indian Stone patio and borders. Black paved driveway access via road to the left of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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