



## 17 Galloway Green, Congleton, CW12 1LY

Offers In The Region Of £260,000

- Well Presented Three Bedroom Mews Home
- Downstairs WC & Utility Area
- Integral Garage & Off Road Private Parking
- Convenient Location, Close to Local Amenities & Transport Links
- Good Size Lounge & Separate Conservatory
- Newly Laid Carpets/ Vinyl & Freshly Painted Throughout
- Private & Low Maintenance Rear Garden
- Modern Breakfast Kitchen Equipped With Integral Appliance
- En Suite to Master Bedroom & Modern Family Bathroom
- Offered With No Upward Chain

# 17 Galloway Green, Congleton CW12 1LY

\*\*\*NEW PRICE\*\*\* PRICE ADJUSTMENT OF £10,050 \*\*\*

Situated just off Macclesfield Road in Congleton, this well-presented three-bedroom family home offers spacious and versatile accommodation, ideal for modern living.

The property welcomes you with a bright entrance hallway leading to a comfortable living room, complemented by a conservatory to the rear which provides an excellent additional reception space and enjoys views over the garden.

The property has been recently decorated throughout by the current owners with neutral colours and newly laid carpets and Vinyl flooring throughout- in addition to a brand new boiler with a 10 year warrant plus overhaul of the heating system, in readiness for the potential new purchaser.



Council Tax Band: C



The kitchen/breakfast area offers ample storage and workspace, equipped with integral appliances and is perfect for everyday family life and entertaining, there is also a useful utility area with direct access into the integral garage. A convenient downstairs WC completes the ground floor accommodation.

To the first floor there are three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from off-road parking, an integral garage, and a private rear garden providing an ideal outdoor space for relaxing or entertaining.

Conveniently located within easy reach of Congleton town centre, local amenities, well-regarded schools and excellent transport links, this property represents a fantastic opportunity for families, first time buyers and professionals alike.

Offered with no upward chain an early viewing is highly recommended

### **Entrance Hall**

Having a front entrance door with access to the ground floor accommodation and stairs to the first floor landing. Double radiator.

### **Lounge**

12'4" x 11'8"

Having a UPVC double glazed window to the front aspect. Feature fireplace housing a electric fire with wooden mantle and surround with granite effect hearth. Double radiator. Newly laid carpet. Handy storage covered under the stairs. Access into the kitchen.

### **Breakfast Kitchen**

11'6" x 8'3"

Having a UPVC double glazed window to the rear aspect, door with access to the conservatory.

Comprising of a range of wall cupboard and base units with work surfaces over incorporating a 1 1/2 bowl stainless sink and drainer with chrome mixer tap over, single oven with gas hob and stainless steel extractor hood over, integrated fridge, freezer and dishwasher Herringbone style vinyl flooring throughout and into the utility area.

### **Utility Area**

4'7" x 3'10"

Having units to the wall and work surface with space for washing machine underneath.

### **Downstairs WC**

5'1" x 3'10"

Having a modern suite featuring a WC with push flush wall mounted wash and basin with chrome mixer taps over with a splash box. Herringbone style vinyl flooring. Double radiator

### **Conservatory**

11'10" x 6'9"

Having UPVC double glazed windows to the rear and side aspect with UPVC double glazed French doors with access to the south westerly facing garden.

Featuring newly laid Herringbone style Vinyl flooring. Power & lighting. Wall light points.

### **Garage**

16'0" x 8'5"

Having a up and over door.

Housing the boiler (installed 2026, comes with a 10 year guarantee). The heating system has also been upgraded.

Door with access to the garden.

### **First Floor Landing**

Access to the loft. Double radiator. Handy storage cupboard.

### **Master Bedroom**

10'5" x 8'8"

Having a UPVC double glazed window to the front aspect. Double radiator. Mirrored sliding wardrobes with hanging space and shelving.

Access to the ensuite-

### **En-suite**

8'7" x 3'6"

Having a UPVC obscure double glazed window to the rear aspect

Comprising of a three-piece suite featuring a enclosed shower cubicle with shower over, countertop basin sat on a vanity unit with storage underneath and chrome mixer taps over. WC. Radiator. Partially tiled walls. Vinyl flooring. Recessed downlights. Extractor fan.

### **Bedroom Two**

15'4" x 11'8" into 9'2"

Having two UPVC double glazed windows to the front aspect

Double radiator. Handy storage cupboard with hanging space and shelving.

### **Bedroom Three**

12'0" x 8'5"

Having a UPVC double glazed window to the rear aspect. Double radiator.

### **Family Bathroom**

6'8" x 5'6"

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

Comprising of a three-piece suite featuring a panel bath with chrome mixer taps over, countertop basin sat on a vanity unit with storage underneath and chrome mixer taps over WC. Double radiator. Recessed downlights. Extractor fan. Vinyl flooring.

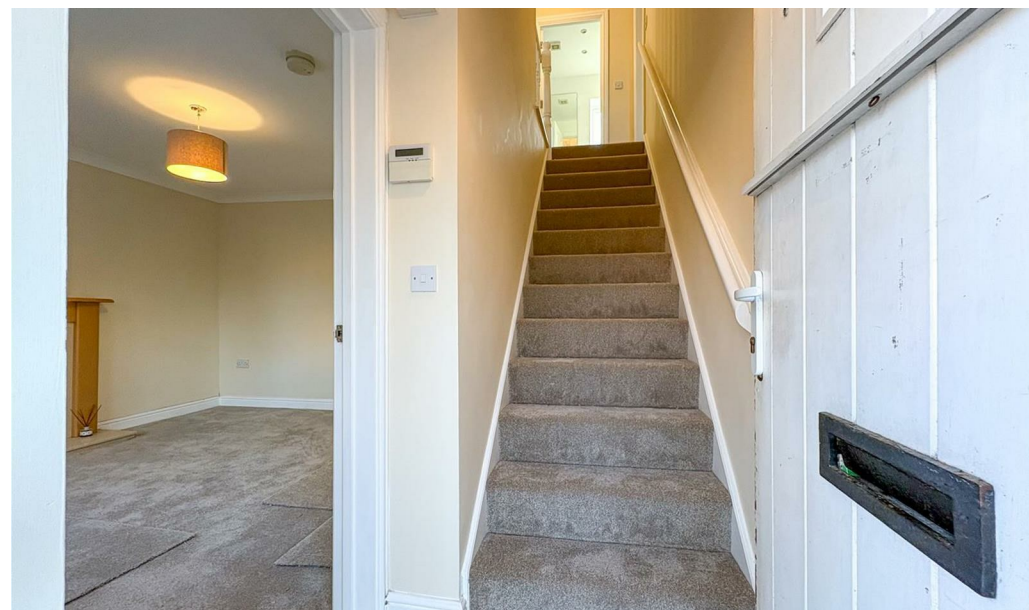
### **Externally**

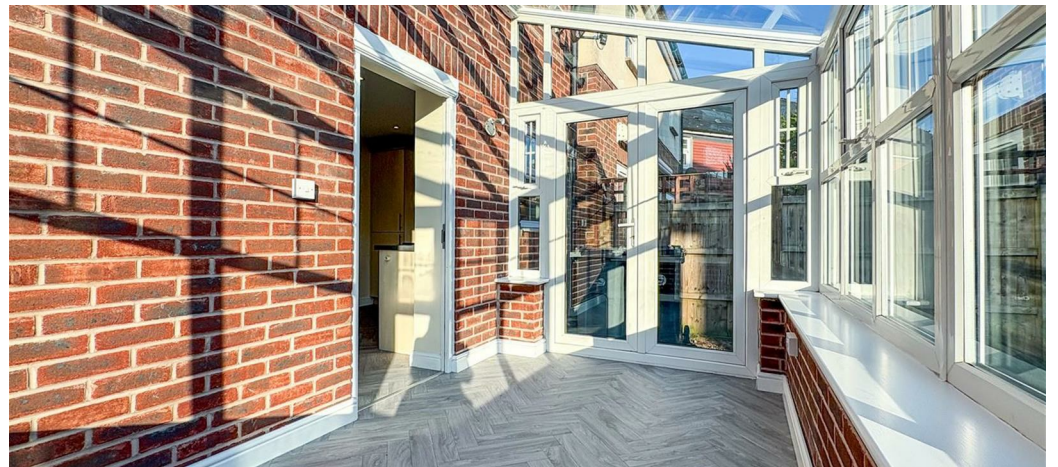
To the front of the property there is a blocked paved private driveway with access to the carport and garage.

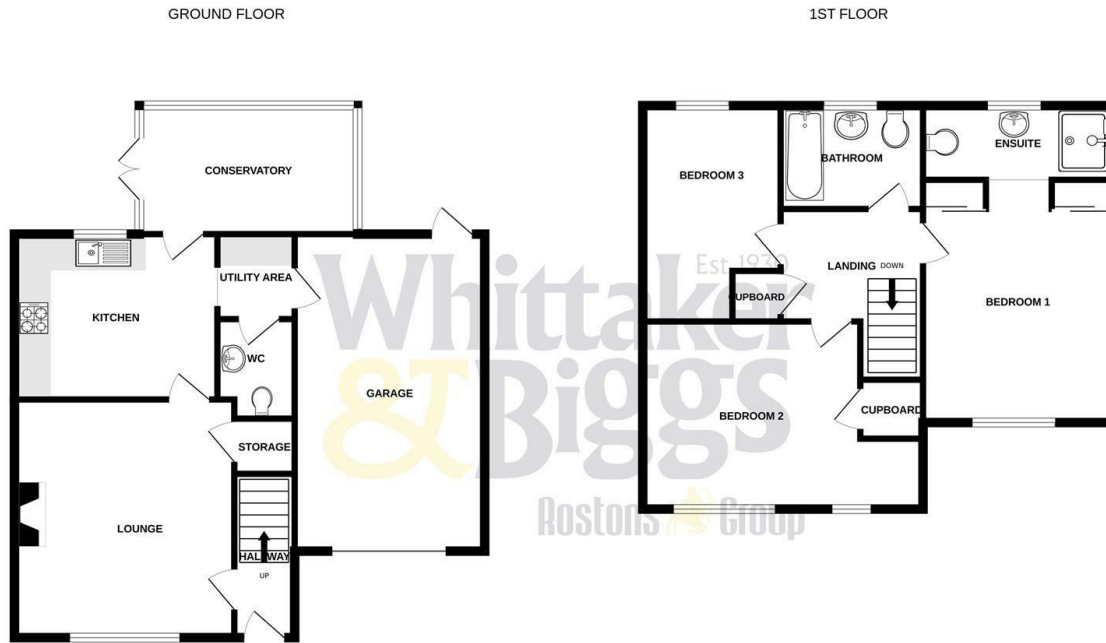
To the rear of the property there is a low maintenance lawned garden, fully enclosed with timber fence panels.

### **AML**

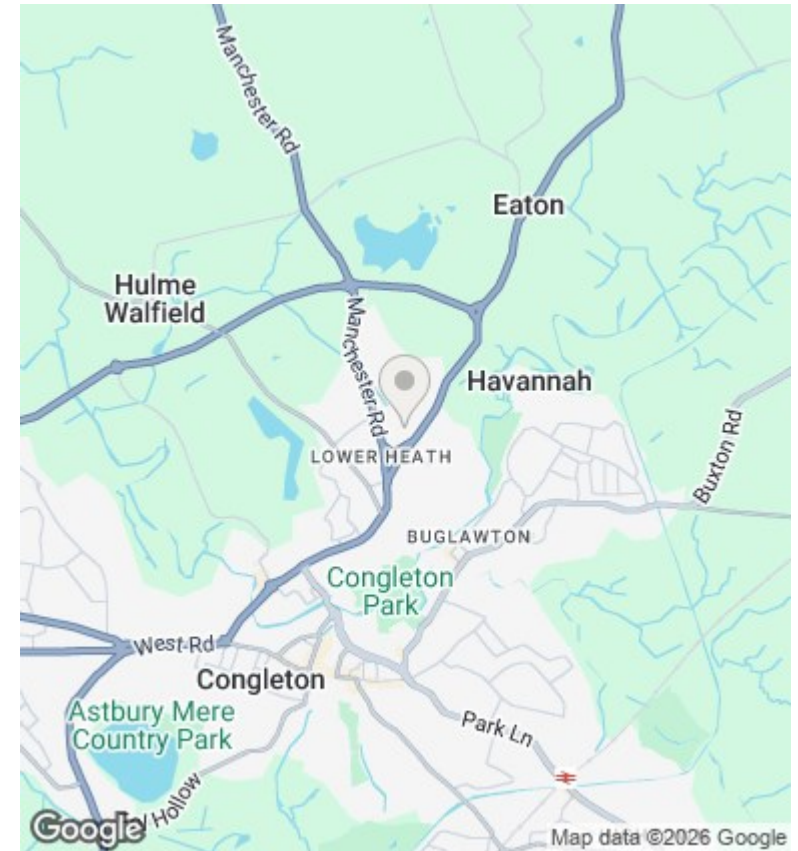
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	