



## 20 Havannah Street, Congleton, Cheshire, CW12 2AG

Offers In The Region Of £185,000

- Well Proportioned Two Bedroom Semi-Detached Property
- Dining/Kitchen With Integral Appliances Plus Additional Pantry Store
- Superb Size Lawned Gardens To The Rear
- No Upward Chain
- Immense Potential For Enhancement And Personalisation.
- Downstairs Shower Room/Wet Room
- Situated Close To Local Schools, Shops & Transport Links
- Dual Aspect Lounge With Feature Fireplace
- Good Sized Lawned Frontage & Driveway Providing Off Road Parking
- Countryside Walks On Your Doorstep



# 20 Havannah Street, Congleton CW12 2AG

A fantastic opportunity to acquire a well-proportioned two-bedroom home, offering immense potential for enhancement and personalisation.

Although in need of select modernisation, the property provides a solid foundation for purchasers looking to put their own stamp on a home, whether as a first-time purchase, downsize or investment.



Council Tax Band: B



Internally you are welcomed into a separate entrance hall, the accommodation includes a spacious living area, a functional dining kitchen with integral appliances, a useful pantry store, two generously sized bedrooms and a downstairs shower room/wet room.

While ready for updating, the layout lends itself beautifully to reconfiguration or improvement, allowing future owners to create a stylish and contemporary space to suit.

Externally, the property truly stands out. The superb, extended gardens provide exceptional outdoor space, perfect for entertaining, gardening or potential future extension (subject to planning). Further benefits include valuable off-road parking, adding convenience and practicality.

Located on the cusp of Congleton town with countryside walks on your doorstep, whilst the local amenities of the local town centre with its wide selection of restaurants, wine bars and independent shops are within close proximity.

A rare find with wonderful scope and an enviable plot, offered with no upward chain an early viewing is strongly recommended to fully appreciate the potential on offer.

### **Entrance Hallway**

Having a front entrance door with access into the hallway. Stairs to the first floor accommodation and access to the ground floor accommodation. Double radiator.

### **Lounge**

16'0" x 11'5" into 9'9"

Having dual aspect single glazed windows to the front and rear aspect. Feature

fireplace with a tiled surround mantle and hearth incorporating a coal effect gas fire. Double radiator.

### **Dining Kitchen**

11'7" x 9'9"

Having a single glazed window to the rear and side aspect with views of the garden.

UPVC double glazed side door with access to the driveway and gardens.

Comprising of range of wall cupboard and base units with work surfaces over, Incorporating a 1 1/2 bowl chrome sink and drainer with mixer tap over, tiled splashbacks. Single oven and Bosch integrated microwave, gas hob with Bosch stainless steel extractor hood over. Integrated fridge and washing machine. Recessed downlights. Double radiator.

Karndean flooring.

Access to the pantry-

### **First Floor Landing**

Having a UPVC double glazed window to the rear aspect. Access to the loft.

### **Pantry**

6'0" x 2'5"

Having an obscure single glazed window to the front aspect.

### **Shower Room**

5'6" x 5'5"

Having a single glazed obscure window to the front aspect.

Comprising of a walk-in shower/wet room. WC with push flush, pedestal wash hand basin with chrome mixer tap over. Double radiator. Recessed downlights. Aqua board to the walls. Tiled flooring. Extractor fan.



### Bedroom One

15'11" x 11'3" into 10'0"

Having a UPVC double glazed window to the front and rear aspect. Feature fireplace. Double radiator. Handy storage cupboard with hanging space.

### Bedroom Two

15'11" x 8'7" into 7'4"

Having a UPVC double glazed window to the front and rear aspect. Feature fireplace. Double radiator. Storage cupboard housing the Combi boiler.

### Externally

To the front of the property there is a good size driveway providing ample parking for vehicles and a lawned garden.

To the rear of the property there is a superb sized lawned garden, with a selection of mature trees plants and shrubbery, there is also an extended gravelled area with access via a gate- with a shed and potting area.

### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

### Note

Property is not registered









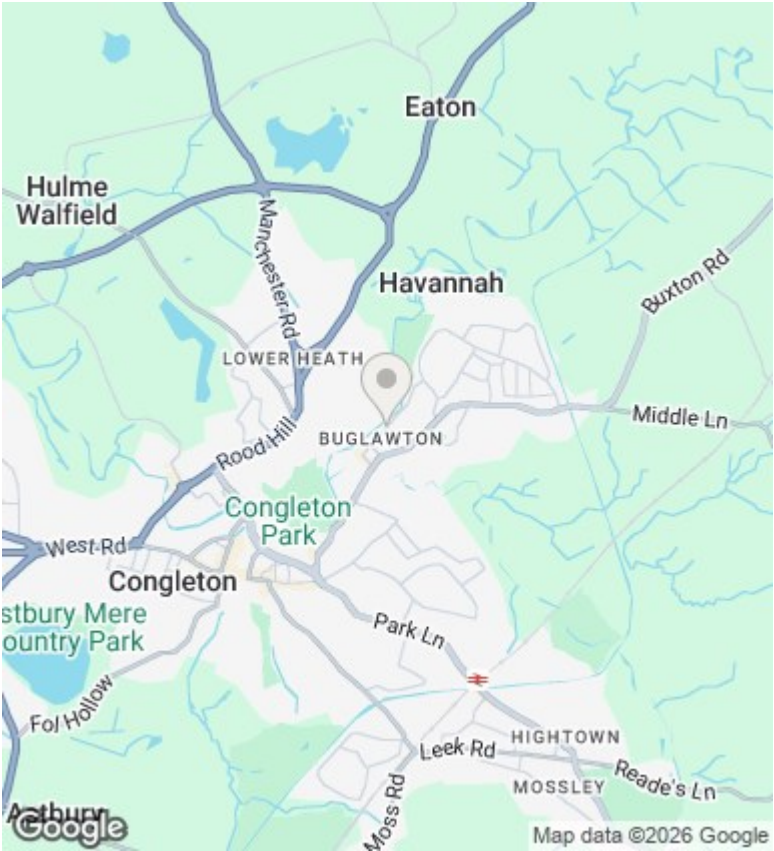
Directions

Viewings

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

Council Tax Band

B



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