



## 36 Swan Street, Congleton, CW12 4BW

£125,000

- Well Proportioned Two Double Bedroom Mid Terrace Home
- Separate Entrance Hallway & Downstairs Shower Room
- Patio Area To The Rear & On Street Parking To The Front
- Two Reception Rooms
- En-Suite Bathroom To The Main Bedroom
- Woodland Views & Astbury Mere Country Park Within Close Proximity
- Fitted Kitchen & Useful Utility Area
- Walking Distance To Congleton Town Centre
- No Onward Chain

# 36 Swan Street, Congleton CW12 4BW

A fantastic opportunity to acquire a two-bedroom mid-terrace property set in a prime location close to the wide range of local amenities in Congleton town, along with countryside walks on your doorstep.

Offering great potential for improvement, this home is ideal for a variety of purchasers, including first-time buyers, investors, and those looking for a project.



Council Tax Band: B



Upon entering the home there is a separate entrance hallway with access to the two well-proportioned reception rooms, providing flexible living and dining space, along with a kitchen and a downstairs shower room for added convenience. Upstairs, the property offers two bedrooms, including a main bedroom with an en-suite bathroom, a rare feature in homes of this style.

Although in need of refurbishment, the property presents an excellent opportunity to renovate to personal taste and add value.

Externally, it enjoys a charming outlook to the rear, with a backdrop of woodland, creating a sense of privacy and tranquillity while remaining just a short distance from local shops, transport links, and leisure facilities.

Offered with no upward chain a viewing is highly recommended to appreciate the potential and location of this well-positioned home.

#### **Entrance hallway**

Comprising of a front entrance door with access into the entrance hallway. Tiled flooring. Double radiator. Access to the ground floor accommodation and stairs to the first floor accommodation.

#### **Front Lounge**

11'2" x 8'8" into 7'5"

Having a single glazed window to the front aspect. Feature tiled fireplace sat on a hearth with electric fire. Double radiator. Fitted glass cupboard in the alcove.

#### **Inner Hallway**

Inner hallway

Tiled flooring-Stairs to the first floor landing

#### **Dining Room**

11'10" x 10'7" into 10'11"

Having a double glazed window to the rear aspect.

Feature fireplace housing a coal fire sat on a tiled hearth Tiled flooring. Double radiator. Handy storage cupboard under the stairs with shelving.

#### **Kitchen**

9'6" x 5'8"

Access to the kitchen via sliding door

Having a UPVC double glazed window to the side aspect and a UPVC door with access to the patio area

Having a range of wall cupboard and base units with work surfaces over- incorporating a stainless steel sink and drainer with chrome mixer tap over. Tiled splashbacks Hob with single oven and extractor hood over. Space for fridge freezer. Tiled flooring.

Access to a utility area with space for and plumbing washing machine. Tiled flooring.

#### **Shower room**

6'9" x 5'4"

Having a UPVC double glazed obscure window to the side aspect. Comprising of a double width shower cubicle, pedestal wash handbasin with mixer over, WC with push flush. Partially tiled walls. Tile flooring. Double radiator. Extractor fan.

#### **First Floor Landing**

##### **Bedroom One**

11'9" into 10'5" x 10'11"

Having a single glazed window to the front aspect.

Feature tiled fireplace. Double radiator.

##### **Bedroom Two**

11'9" x 10'11"

Having a UPVC double glazed window to the rear aspect. Access to the loft. Handy storage cupboard with hanging space and shelving.

##### **Bathroom**

9'6" x 5'10"

Access to the bathroom/ensuite

Step down into

Having a UPVC double glaze window to the rear aspect.

Comprising of a three-piece suite featuring a panel bath with separate shower over, WC, wall

mounted wash hand basin. Double radiator. Cupboard housing the boiler. Wall mounted heater. Access to the loft. Wood effect laminate floor flooring.

### Externally

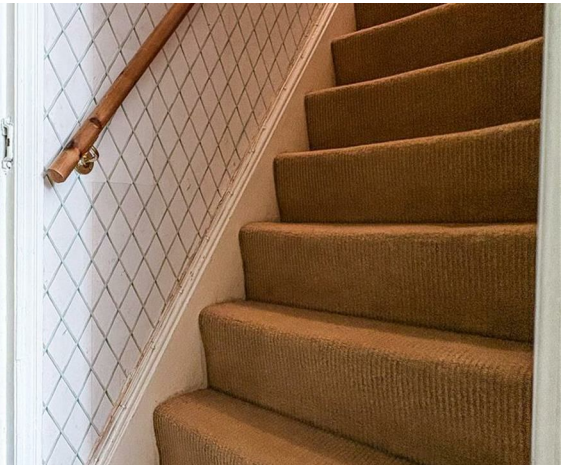
Having on street parking to the front of the property. To the rear there is a patio area with steps down to a low maintenance paved area with mature plants and shrubs. Passage way to the side of the property with with access to the front.

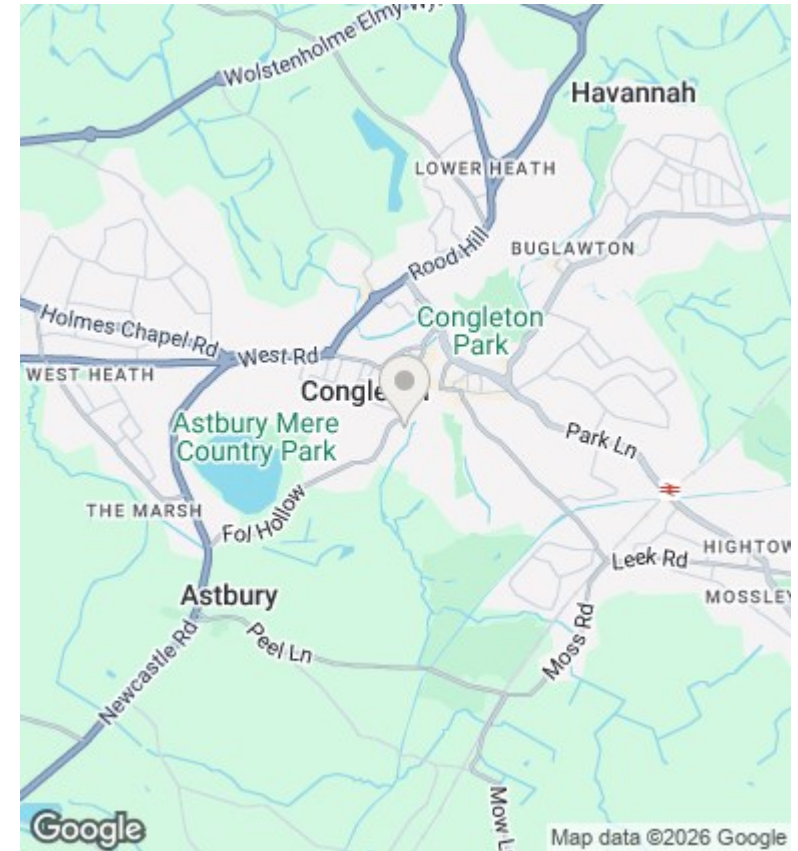
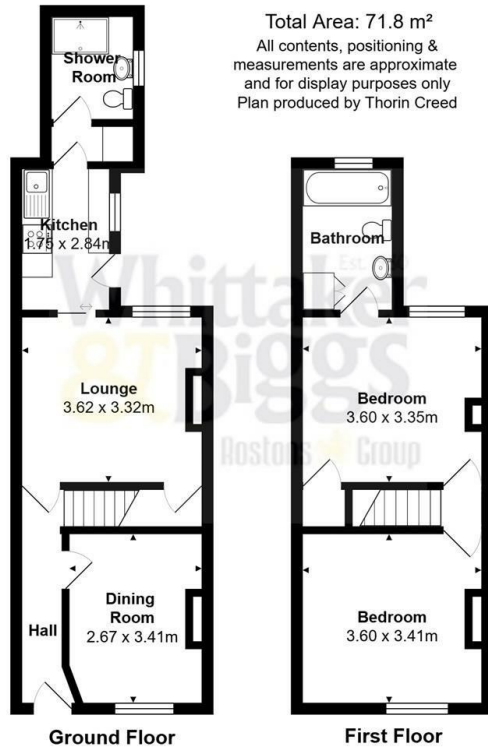
### PROPERTY NOT REGISTERED

### AML

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.







## Directions

## Viewings

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

## Council Tax Band

B

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>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>	<b>43</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