



53 Crescent Road, Congleton, CW12 4BJ

Offers In The Region Of £200,000

- Three Bedroom Semi Detached Property
- Downstairs WC
- Ample Off- Road Private Parking
- No Onward Chain
- Formal Lounge With Feature Fireplace
- Family Bathroom
- Close Proximity To Congleton Town Centre & Local Amenities
- Open Plan Dining Kitchen Equipped With Modern Units
- Ideal Opportunity To Refurbish & Reconfigure To Your Own Requirements
- Astbury Mere Country Park On Your Doorstep

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A well-positioned three-bedroom semi-detached property, offering off-road parking and a good-sized garden, ideally situated for those seeking convenient access to local amenities whilst enjoying the beautiful surrounding countryside.

The property provides well-proportioned accommodation throughout and presents an excellent opportunity for purchasers looking to put their own mark on a home, with scope to update and personalise the accommodation to their own taste and requirements.



Council Tax Band: B



You are firstly welcomed into the separate entrance hall leading to the main lounge area, with access to the conservatory. The open-plan dining kitchen creates a sociable and practical space, ideal for everyday family life and entertaining, with access to the garden. A useful downstairs WC adds further convenience.

To the first floor are three bedrooms together with a family bathroom, providing comfortable accommodation for families, couples or those looking for additional space to work from home.

Externally, the property benefits from ample off-road parking to the front, while the garden provides an excellent opportunity to create an attractive outdoor space for relaxing and entertaining.

The location is a particular highlight, with local amenities close by and an abundance of countryside walks on the doorstep, including the popular Astbury Mere Country Park, perfect for leisurely walks and enjoying the outdoors.

The nearby market town of Congleton offers a vibrant and welcoming atmosphere, with a fantastic selection of independent eateries, wine bars, coffee shops and local businesses, alongside a wide range of everyday amenities.

Offered with no upward chain, this is an excellent opportunity for those looking for a three-bedroom home combining convenient town living with countryside on the doorstep.

Entrance Hallway

Having a UPVC front entrance door. Tiled flooring.

Access to the ground floor accommodation and stairs to the first floor landing and accommodation.

Lounge

15'10" x 11'3"

Having a UPVC double glazed window to the front aspect and UPVC double glazed French doors with access into the conservatory. Fireplace housing an electric fire with mantle and surround with granite effect hearth.

Radiator. Wood effect flooring.

Handy storage cupboard under the stairs housing the boiler.

Conservatory

10'7" x 8'0"

Having UPVC windows to the front and side aspects with doors and access to the gardens and patio. Vinyl flooring.

Kitchen/ Diner

15'11" x 6'2" into 8'10"

Having a dual aspect windows with a UPVC double glazed window to the front and rear aspect and a UPVC double glazed window to the side aspect.

Comprising of range of wall cupboard and base units with wood effect work- surfaces over with matching up stands, incorporating a sink and drainer with mixer tap over, oven with hob and extractor hood over, space for fridge/ dishwasher.

Tiled flooring. Recessed downlights. Double radiator.

Inner Hallway

Having a UPVC double glazed door with external access.

Downstairs WC

Having a UPVC double glazed obscure window to the side aspect. WC. Radiator. Tiled flooring continues.

First Floor Landing

Having two UPVC double glazed windows to the rear aspect. Radiator.

Access to the bedrooms and family bathroom

Bedroom One

11'6" x 8'3"

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

Feature fireplace. Handy storage cupboard with hanging space and shelving. Access to the loft.

Bedroom Two

8'9" x 9'7"

Having a UPVC double glazed window to the front aspect. Radiator. Handy storage cupboard.

Bedroom Three

8'7" x 7'4"

Having a UPVC double glazed window to the rear aspect.

Radiator. Laminate flooring.

Family Bathroom

6'2" x 6'7"

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

Comprising of a three piece suite featuring a P. shaped bath with separate showerhead over, Countertop mounted basins with storage underneath. WC with push flush. Wall mounted radiator. Tiled walls and aqua board panelling in the shower enclosure. Extractor fan..

Externally

To the front of the property there is off road parking for vehicles.

Lean to canopy with door access to the gardens at the rear.

To the rear of the property there is a garden and patio 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.





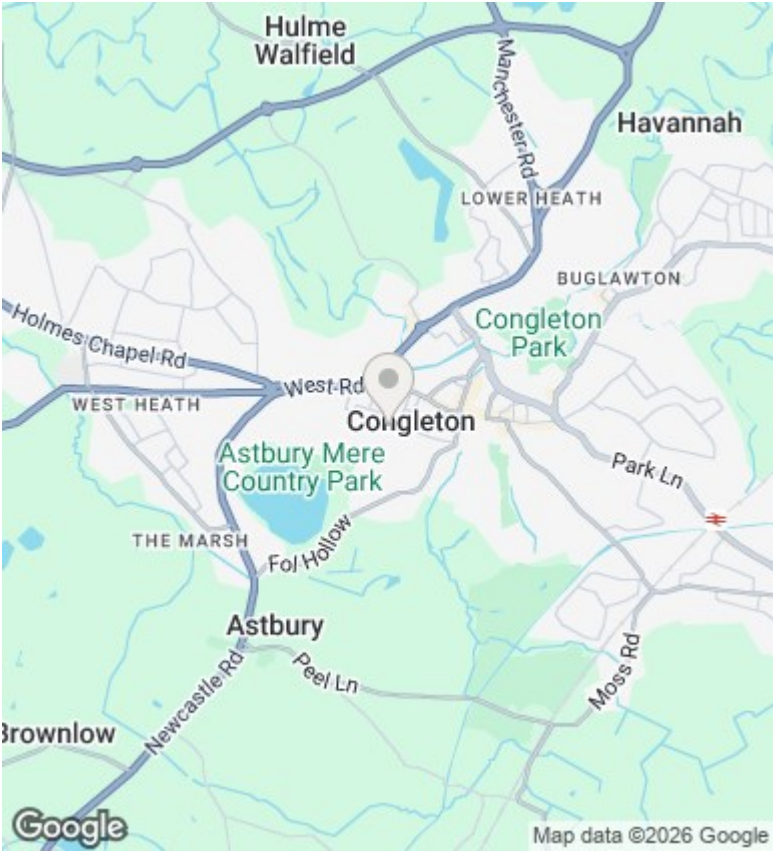
Directions

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 