



**3 Bridge Row, Congleton, CW12 2QX**  
**Price Guide £85,000**

**\*\*We are open for business as usual, call now to view!\*\***

**\*\* INVESTMENT OPPORTUNITY - WITH OCCUPYING TENANT \*\***

Charming 1 bed terrace cottage situated in a quiet single row which sits against a picturesque babbling brook at the rear | Large communal parking area at its front | Tenanted until April 2020 with 425 PCM rental income.



## General

**\*\* Close to Congleton Town Centre, Congleton Park and The Biddulph Valley Way nature Trail \*\*** Sandwich shop, convenience store within walking distance of the property. **\*\* Good access links to all major routes \*\*** Briefly the property comprises: lounge; dining kitchen; rear garden room; landing; double bedroom with en suite bathroom; rear yard garden; PVC double glazing; gas central heating. The property is offered to sale as a ready made investment with a tenant in occupation who wishes to stay, and with a tenancy agreement expiring in April 2020. The current rent agreed is 425 PCM.

## Lounge 12'1" x 11'6" (3.68 x 3.51)



Part glazed external door. PVC double glazed window. Display fireplace. Central heating radiator. Access to the kitchen.

## Kitchen 11'6" x 6'10" (3.51 x 2.08)



Fitted kitchen suite with hob, fan, oven and sink unit. Central heating radiator. Access to the garden room.

## Garden Room 10'10" x 5'6" (3.30 x 1.68)



PVC double glazed window. Access to the garden.

## Landing

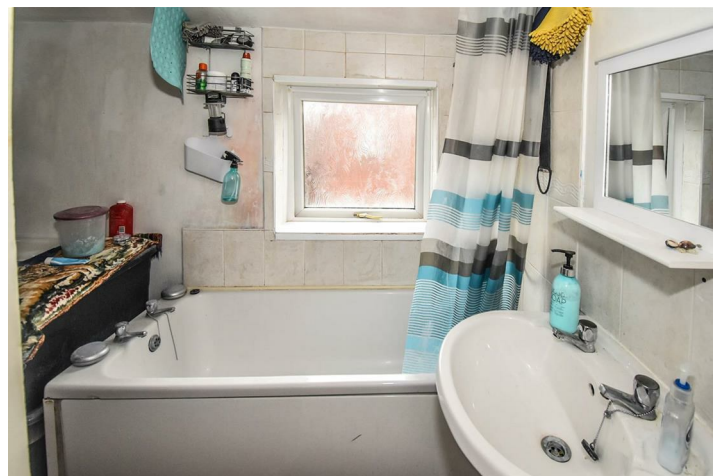
Access to the bedroom.

## Bedroom 12'2" x 11'6" (3.71 x 3.51)



PVC double glazed window. Central heating radiator. Access to the bathroom.

## Bathroom 9'1" x 6'10" (2.77 x 2.08)



Frosted PVC double glazed window. Suite comprising: bath with electric shower over; sink; WC; splash back tile walling; central heating radiator.

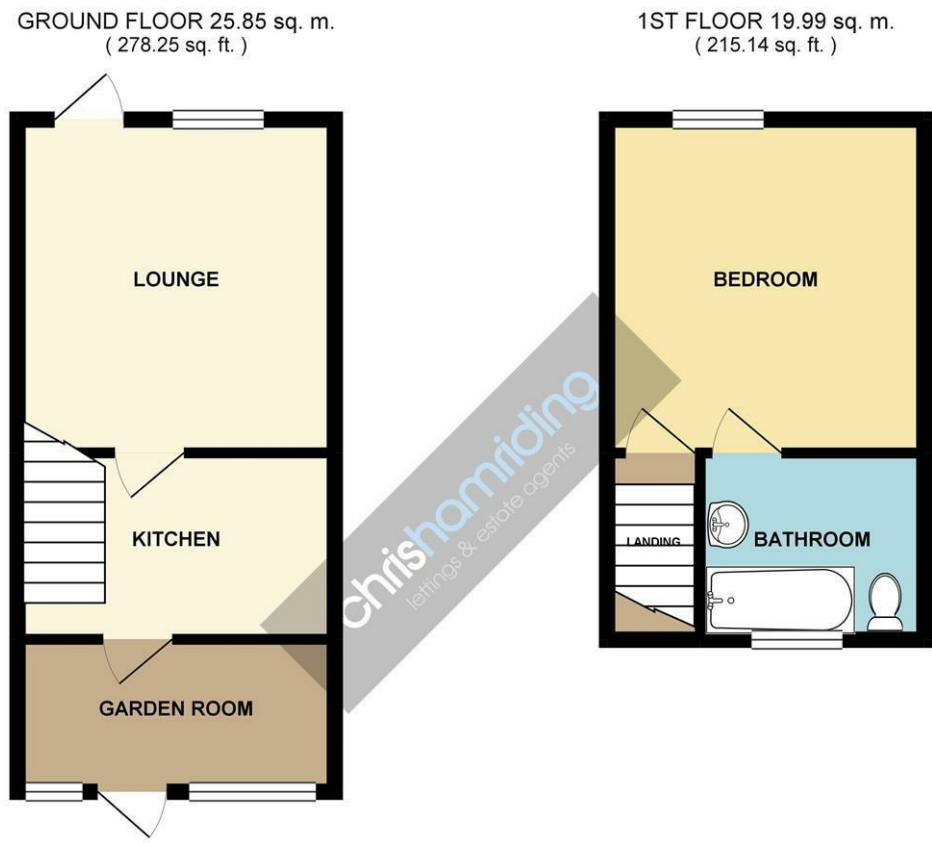
## Yard Garden



Enclosed rear garden with space to sit or dine outdoors. Pleasant setting with a babbling brook running by the rear of the garden.



Floor Plan



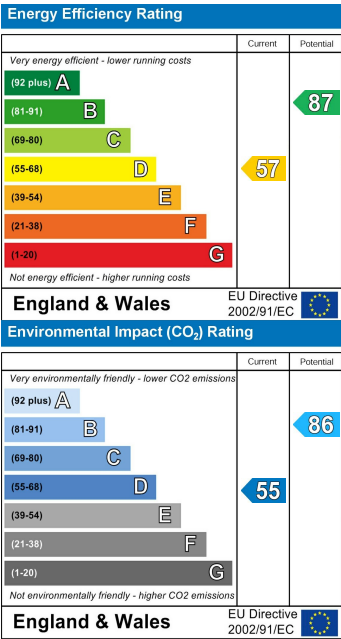
TOTAL FLOOR AREA : 45.84 sq. m. ( 493.38 sq. ft. ) approx.

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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Area Map



Energy Efficiency Graph



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