



Whitegates, Congleton, CW12 3ND.  
£210,000

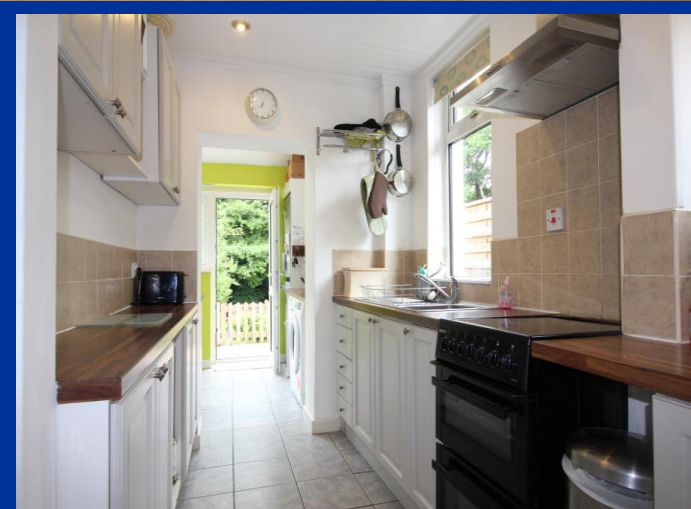
Whittaker & Biggs Est. 1930



# Whitegates, Congleton, CW12 3ND.

**\*\* THREE BEDROOM SEMI WITH OFF ROAD PARKING, STUNNING GARDEN AND NO VENDOR CHAIN \*\***

Located in an attractive semi rural area, this well presented semi-detached home offers spacious living accommodation and boasts a stunning garden backing on to Bosley Brook and overlooks the surrounding woodland. Internally comprising of; entrance hall, large living room featuring a log burning stove, galley style kitchen, and a dining room with double doors opening to the garden. To the first floor are two double bedrooms with fitted wardrobes, a further third bedroom, and a luxury bathroom. Externally the property offers ample off road parking to the front, while to the rear a stunning garden with a patio seating area with steps leading down to a generous lawned gardens with views of the surrounding woodland. Ideally situated between Congleton & Biddulph with a range of nearby amenities, shops, pubs and local walking and cycling routes with Biddulph Valley Way being only a stone's throw away. This property is conveniently located between both popular towns as well as the fantastic main transport links it has to offer. A viewing is essential to truly appreciate the property. Call us now to view, before it's too late!



### Entrance Hall

With a uPVC external door to the front elevation with obscured glass insert panels, radiator, stairs to the first floor, under stairs storage cupboard, and engineered oak flooring.

### Living Room 21' 4" x 11' 5" (6.51m x 3.48m)

With a uPVC double glazed bay style window to the front elevation, feature log burning stove with a wood mantle over, bespoke oak TV stand, x2 radiators, oak shelves, oak desk, and an opening to the dining room.

### Kitchen 9' 10" x 6' 5" (3m x 1.96m)

A galley style Kitchen with x2 uPVC double glazed windows to the side elevation, fitted kitchen units to the base and eye level with worktop over, space for cooker, stainless steel extractor fan, stainless steel sink with chrome mixer tap over, tiled splash backs, and a built in storage cupboard with built in shelving.

### Dining Room 6' 9" x 17' 4" (2.07m x 5.29m)

With a uPVC double glazed window to the rear elevation, uPVC double glazed sliding doors allowing to the rear garden, uPVC external door with double glazed glass panel. Fitted worktops, plumbing for washer, x3 sky lights, tiled flooring, and a radiator.

### First Floor Landing

With a uPVC double glazed window to the side elevation, loft access, and access to all first floors rooms.

### Bedroom One 10' 8" x 9' 11" (3.26m x 3.02m)

A good sized double bedroom with a uPVC double glazed window to the front elevation, x2 built in double wardrobes, and a radiator.

### Bedroom Two 10' 4" x 9' 0" (3.16m x 2.74m)

A Second double bedroom with a uPVC double glazed window to the rear elevation, x2 built in double wardrobes, and a radiator.

### Bedroom Three 6' 10" x 6' 4" (2.08m x 1.92m)

With a uPVC double glazed window to the rear elevation, a radiator

### Bathroom 5' 2" x 5' 9" (1.58m x 1.75m)

With a uPVC double glazed obscured glass window to the front elevation, bath with shower fitment over, WC with a push flush, sink with chrome mixer tap over, chrome ladder style towel heating radiator, tiled walls, and an extractor fan.

### Exterior

To the front elevation the property offers a driveway with ample off road parking, a paved pathway with gated access to the side elevation, a low maintenance wood chipped garden with establishments plants and shrubs.

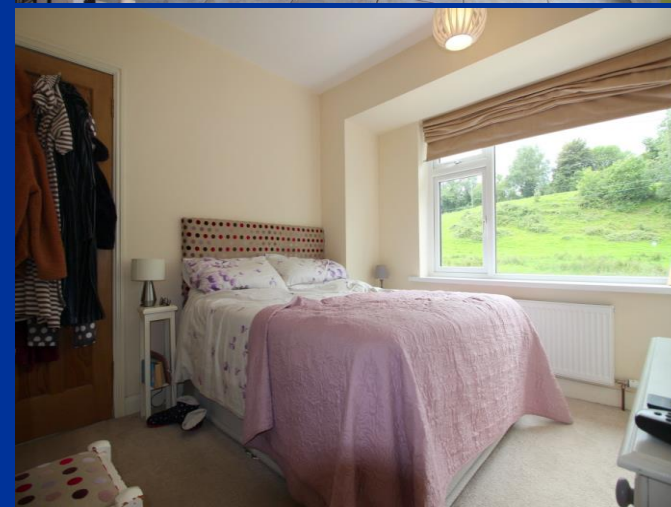
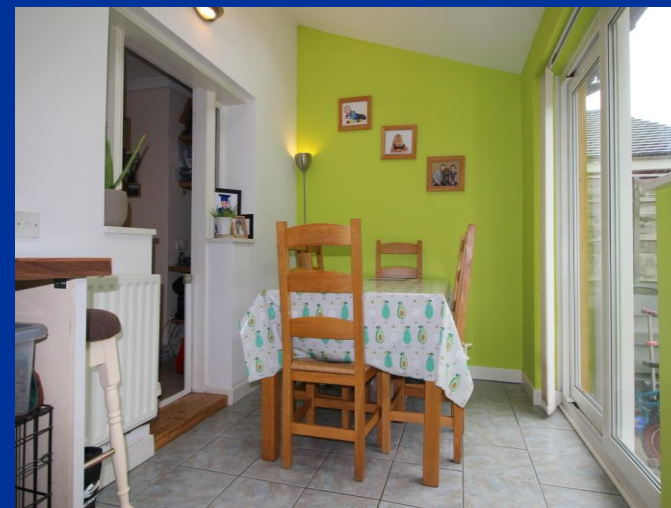
To the rear of the property is a lovely tried garden featuring a patio seating area with steps leading down to the garden which is mainly laid to lawn with well stocked boarders. To the bottom of the garden is a further patio seating area with access to the wooden storages shed and with gated access to Bosley brook behind.

Notes:

Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold











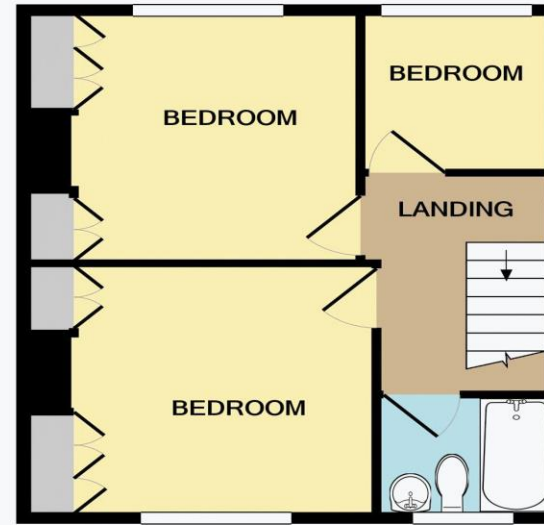








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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