



Sussex Place, Congleton, CW12 1PD.
£230,000

Whittaker Est. 1930
& Biggs

Sussex Place, Congleton, CW12 1PD.

Situated within a quiet cul-de-sac position this two-bedroom semi-detached bungalow benefits from a fabulous corner plot boasting plentiful parking for multiple vehicles plus motorhome/caravan if required.

There is also a detached garage at the rear of the home with a separate driveway.

The property is located in a popular residential area of Lower Heath, Congleton town is within close proximity plus Congleton Park and Biddulph valley way a short distance away, ideal for country walks.

Internally the property comprises of a fantastic sized lounge/diner, a breakfast kitchen, separate conservatory, family bathroom and the two bedrooms situated at the rear of the home with views of the low maintenance garden.

The property is offered with no upward chain. A viewing comes highly recommended to fully appreciate the potential this home has to offer.



Entrance Hall 4' 1" x 7' 4" (1.24m x 2.24m)

Having a UPVC double glazed front entrance door - access into the entrance hall. Solid wood cupboard with storage and shelving. Double radiator. Tiled flooring.

Kitchen 11' 11" x 8' 0" (3.64m x 2.43m)

Having a UPVC double glazed window to the side aspect. Comprising of a range of solid wood wall cupboard and base units with work surfaces over, incorporating a stainless steel one and a half bowl sink and drainer with mixer tap over, space and plumbing for washing machine, space for fridge and separate freezer, oven with extractor hood over, integrated dishwasher. Tiled walls. Tile flooring. Radiator

Lounge 16' 7" x 11' 11" (5.05m x 3.62m)

Having a UPVC double glazed window to the front aspect overlooking the garden. Featuring an electric fire with wooden mantel and surround. Wooden beams to the ceiling, coving. Double radiator.

Inner Hallway

Inner hallway Access to the bedrooms and bathroom. Handy storage cupboard with hanging space Radiator.

Bedroom One 11' 10" x 10' 0" (3.61m x 3.05m)

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

Bedroom Two 13' 4" x 9' 4" (4.06m x 2.84m)

Having UPVC double glazed sliding doors with access into the conservatory. With a range of bespoke solid wood units and drawers. Radiator.

Conservatory 8' 1" x 8' 6" (2.47m x 2.59m)

Having UPVC double glazed floor to ceiling windows and French doors with access to the garden area. Exposed brick wall. Double radiator. Tiled flooring.

Family Bathroom 7' 7" x 5' 7" (2.30m x 1.69m)

Having a UPVC double glazed obscure window to the side aspect. Comprising of a three piece suite, featuring a panelled bath with separate shower attachment over, pedestal wash hand, basin ,WC. Double radiator. Extractor fan.

Externally

Situated on a corner plot, lawned gardens to the front, fully enclosed with hedged boundaries and gated access. With a range of mixed flower beds and a paved pathway leading to the front. To the side a larger than average gravelled driveway with parking for cars/ caravan or motorhome. At the rear of the home there is low maintenance block paved garden and a separate garage with access and parking for a car.

Garden Room 9' 9" x 7' 11" (2.97m x 2.41m)

Having power and electric

Garage 17' 11" x 8' 7" (5.46m x 2.61m)

Having an up over door. Power and electric.

Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

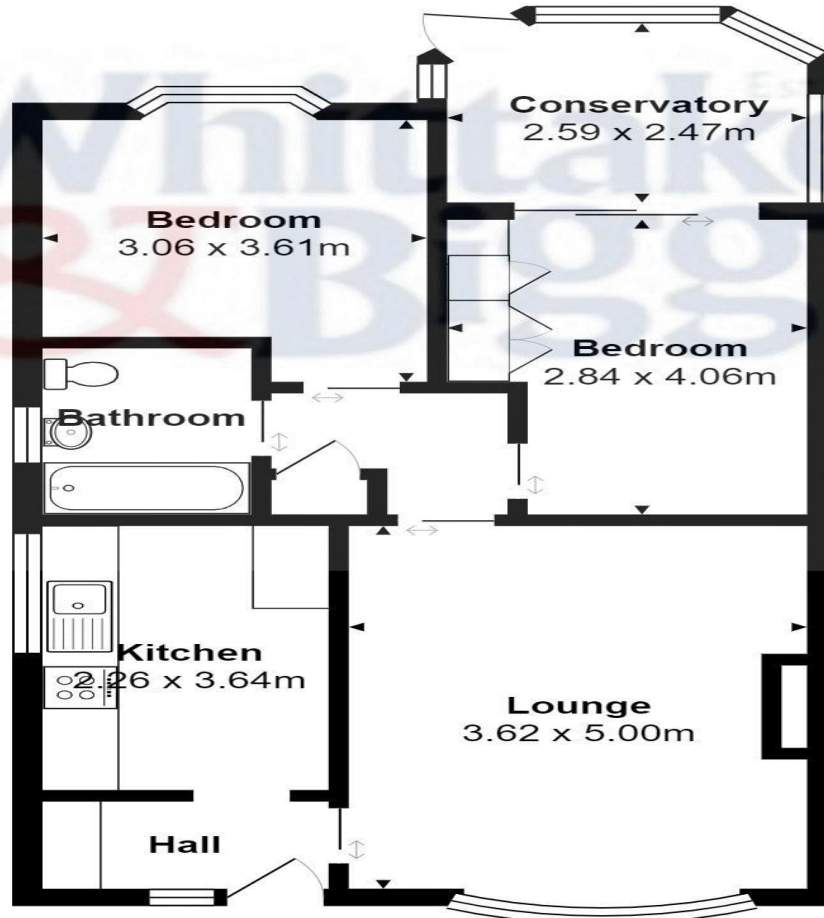






Garage
5.46 x 2.61m

Total Area: 82.2 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Conservatory
2.59 x 2.47m

Bedroom
3.06 x 3.61m

Bedroom
2.84 x 4.06m

Bathroom

Kitchen
2.26 x 3.64m

Lounge
3.62 x 5.00m

Hall



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that most of the photographs used on their brochures and window displays are taken with nonstandard lenses.

16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**