



Thirlmere Court, Congleton, CW12 4JG.
Offers in the Region Of £270,000

Whittaker ^{Est. 1930}
& Biggs

Thirlmere Court, Congleton, CW12 4JG.

This beautifully styled three bedroomed semi-detached home is perfectly situated in the popular and desirable location of West Heath, benefiting from being positioned at the end of a cul de sac and having uninterrupted views of the green.

Located within close proximity of West Heath shopping centre, local primary schools and Congleton high school, which are all within catchment area whilst benefiting from a short stroll to Astbury Mere country park on your doorstep.

Having recently been and tastefully modernised by the current vendors this home creates well proportioned and open plan accommodation throughout. Comprising of an open plan lounge /dining area with French doors opening on to the spacious patio area, an on-trend kitchen, and for your convenience a downstairs cloakroom.

To the first floor there three bedrooms and a modern family bathroom.

The property has the potential to extend to the side subject to planning.

Externally there is a low maintenance rear garden with a fantastic sized newly laid Indian stone patio area perfect for entertaining during those warmer summer months.

To the front there is a block paved driveway which has ample off-road parking for several cars.



Entrance Hallway

Having a UPVC double glazed front entrance door, double radiator, coving to ceiling, wood effect laminate flooring, stairs to the first floor landing

Lounge and Defined Dining Area

Having a UPVC window to the front aspect overlooking the front garden and UPVC French doors onto the patio area and access to the rear garden. Having a feature fireplace with wood effect mantel & surround featuring a chrome effect, electric fire set on a marble effect hearth. Wood effect laminate flooring, tiles, recently installed double radiators. Coving to ceiling.

Kitchen

Having a range of on trend wall cupboard and base units with solid work surfaces over, with matching upstands, incorporating a composite 1 1/2 bowl sink and drainer with chrome mixer tap over. Having a four-ring gas hob with chrome extractor hood over and integral Bosch oven. Space and plumbing for washing machine and fridge freezer. Wood effect laminate flooring. Having a UPVC double glazed window to the rear aspect and a UPVC double glazed door with obscure glass to the side aspect with access to the rear. Radiator.

Downstairs cloakroom

Having a two-piece white modern suite comprising of a low-level WC with push flush, wall mounted hand wash basin with chrome mixer taps over. A UPVC obscure window to the side aspect. Half tiled walls and tiled floors. Radiator. Inset spotlighting.

First Floor Landing

Having access to the three bedrooms and the family bathroom.

Bedroom One

Having a UPVC double glazed window to the front aspect overlooking the green. Having a bespoke, built-in fitted mirrored wardrobe. Radiator.

Bedroom Two

Having a UPVC double glazed window to the rear aspect. Having a built in storage cupboard and access to the loft. Recently installed double radiator.

Bedroom Three

Having a UPVC double glazed window to the rear aspect. Recently installed double radiator.

Family Bathroom 6' 0" x 5' 6" (1.83m x 1.67m)

Having a UPVC double glazed obscure window to the front aspect. Comprising of a three-piece white modern suite, panelled bath, with separate shower and rainfall showerhead over, wall mounted hand wash basin with vanity unit underneath, low-level WC with push flush, fully tiled walls and vinyl flooring, inset spotlighting and extractor fan.

Externally

Having a block paved driveway to the front and to the side with ample off road parking. With a side lawned garden, hedged borders and a selection of shrubbery.

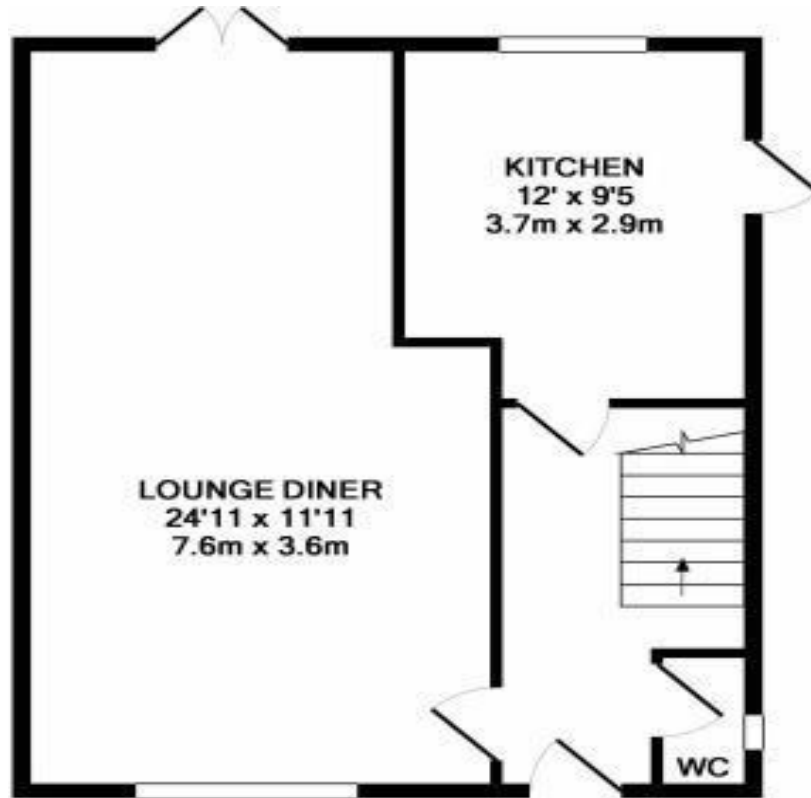
To the rear of the property there is an easily maintainable mainly laid to lawn garden with a selection of plants and shrubbery. Having a raised patio area recently laid with Indian stone and offering plentiful space for alfresco dining during those warmer summer months.



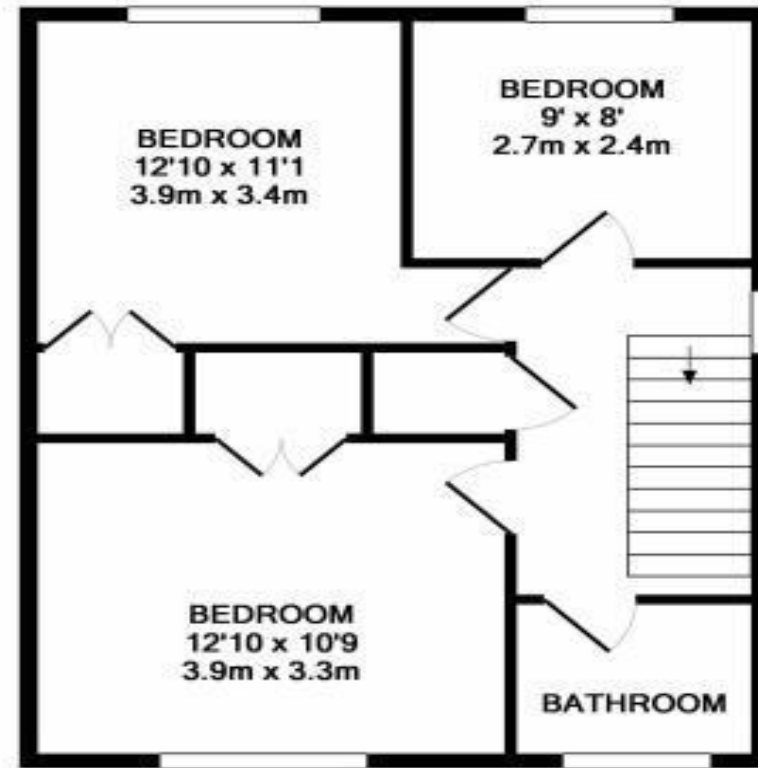








GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(44.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.9 SQ.M.)

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.



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agent 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 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 fit working order or fit for their purpose. The agent would also like to point out that the majority of the of the photographs used on their brochures are taken with non-standard lenses.

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

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**