



Boundary Lane, Congleton, CW12 3JA.
Offer in Excess of £295,000

Whittaker
& Biggs
Est. 1930

Boundary Lane, Congleton, CW12 3JA.

This three-bedroom detached dormer bungalow offers a generous sized corner plot situated within the much sought after Mossley location. This immaculately presented property, offers versatile and spacious living accommodation throughout.

Internally, the property comprises; a good sized entrance hall giving access to a spacious bay fronted lounge, a modern breakfast kitchen that leads to a rear conservatory, two double bedrooms, and a modern ground floor shower room.

On the top floor there is a spacious loft room creating a bedroom or alternative use as an office. Externally there are well maintained front, rear and side gardens that consist of paved patios and spacious lawns, all enclosed by hedging and high-quality timber fencing.

The property boasts a generous sized paved driveway to the front providing ample off-road parking for multiple cars and a caravan! Boundary Lane is conveniently located, being just a short distance from Congleton town centre with easy access to the main bus route, local Primary schools, Congleton railway station, country walks and Congleton golf course.

A viewing is essential to fully appreciate the potential this property has to offer.



Entrance Hallway

Having a UPVC part glazed front entrance door, wood laminate flooring, radiator, coving to ceiling, storage cupboard and a door leading through to:-

Lounge 14' 2" x 12' 2" (4.32m x 3.71m)

Having a double glazed UPVC box bay window to the front elevation, feature solid Oak flooring, wall mounted remote control contemporary electric fire coving, two wall light point, radiator and a double glazed UPVC patio door to the side elevation leading out to the garden.

Breakfast Kitchen 14' 9" x 11' 4" (4.50m x 3.45m)

Fitted with a range of wall and base mounted units with wood effect work surfaces plus breakfast bar over incorporating a single bowl stainless steel sink and drainer unit with chrome mixer tap over. Space for freestanding oven with stainless steel chimney style extractor over, space and plumbing for washing machine, space for freestanding fridge freezer, part tiled walls, fully tiled walls, storage cupboard housing water tank and a radiator. Double glazed UPVC windows to the rear and side elevations and a contemporary part glazed UPVC door leading through to the conservatory.

Conservatory 11' 3" x 7' 2" (3.43m x 2.18m)

Being of double glazed UPVC construction having tiled flooring, radiator and a UPVC part glazed door leading out to the garden.

Bedroom One 12' 7" x 12' 3" (3.84m x 3.73m)

Having a double glazed UPVC box bay window to the front elevation, fitted bedroom furniture, laminate flooring, inset spotlighting and a radiator.

Bedroom Two 11' 8" x 0' 10" (3.56m x 0.25m)

Having a double glazed UPVC window to the rear elevation, laminate flooring, inset spotlighting and a radiator.

Shower Room 7' 10" x 5' 6" (2.39m x 1.68m)

Fitted with a white piece suite comprising a low level WC with concealed cistern incorporating storage cupboards and drawer unit, vanity wash hand basin with chrome mixer tap over and a double shower cubicle with glass screen with wall mounted electric shower over. Part tiled walls, tiled flooring, chrome heated towel rail, inset spotlighting and an extractor fan. Obscured UPVC double glazed window to the rear elevation.

Bedroom Three 12' 10" x 8' 6" (3.91m x 2.59m)

Having UPVC double glazed windows to both the front and rear elevations, storage to eaves and a radiator.

Externally

To the front of the property there is a good sized paved driveway providing ample off road parking, timber built garage and gated access to each side of the property. The garden wraps around to both the rear and side of the property. Being laid mainly to lawn with a range of trees and established hedge and a good sized paved patio area.

Agents Note

The property has recently had a new Bosch Worcester boiler fitted which is under the manufacturer's guarantee until 2026. New roof was done in 2013.

Note:

Council Tax Band: D

EPC Rating: E

Tenure: believed to be freehold







GROUND FLOOR
APPROX. FLOOR
AREA 772 SQ.FT.
(71.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.5 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.
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