



Back Lane, Congleton, CW12 4PY.
£289,950

Whittaker Est. 1930
& Biggs

Back Lane, Congleton, CW12 4PY.

This immaculately presented extended two-bedroom semi-detached bungalow has been meticulously cared for by the current owners and is offered with no upward chain.

Situated in the highly regarded and extremely sought after West Heath location, close to local amenities and on the doorstep of Astbury Mere Country Park, Congleton Town is also a short distance away which boasts an array of eateries and wine bars.

Located within the catchment of primary schools such as The Quinta and Blackfirs, plus Congleton High Academy, all within close proximity.

Internally you are welcomed into a superb open plan lounge/dining room with wonderful views of the landscaped garden. The well-equipped kitchen is perfectly designed with on trend fittings including an integral wine cooler and dishwasher.

There are two bedrooms with the main suite benefitting from bespoke sliding wardrobes with hanging space and useful storage. The family bathroom offers a contemporary white suite with separate corner bath and superb double width walk in shower.

The open plan layout allows natural light to flood through this deceptively spacious home. There is also the potential to convert the fantastic size loft into further accommodation subject to the relevant planning consents.

Externally to the front of the home there is a block paved driveway providing ample off-road parking for multiple cars.



To the rear of the home there is a low maintenance landscaped garden with the addition of a summer house, having power and lighting which is ideal for a home office/ craft room. There is a spacious patio area ideal for alfresco dining during those warmer months.

Congleton benefits from excellent access of the nearby Motorway network with nearby junctions at either Sandbach (17) or Holmes Chapel (18) with the edition of the link road which certainly makes commuter links easily accessible. Trunk roads provide a link between Stoke-On-Trent and Manchester as does the local railway station.

A viewing comes extremely recommended to fully appreciate this beautiful home.

Entrance

Having a UPVC front entrance door.

Lounge 14' 10" x 11' 1" (4.51m x 3.39m)

Having UPVC double glazed sliding doors with access to the garden. Wood flooring. Double radiator. Recessed spotlights.

Defined dining area 12' 4" x 10' 10" (3.79m x 3.29m)

Having a UPVC double glazed window to the front aspect. Wood flooring. Double radiator. Recessed spotlights.

Open plan dining kitchen 15' 11" x 9' 4" (4.85m x 2.67m)

Having a UPVC double glazed window to the front aspect. Comprising of a range of on trend cream shaker style wall cupboard and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over. Space for Range style cooker with extractor hood over, integral wine cooler and dishwasher, space and plumbing for washing machine and space and plumbing for American

style fridge freezer. Wood flooring. Recessed spotlighting.

Inner Hallway

Having wood flooring. Double radiator. Access to the loft with loft ladder. Access to the bedrooms and bathroom.

Bedroom One 13' 6" x 9' 7" (4.12m x 2.91m)

Having UPVC double glazed window to the front aspect. Comprising of a bespoke sliding wood wardrobes with useful hanging space and storage. Double radiator.

Bedroom Two 7' 10" x 9' 7" (2.39m x 2.92m)

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

Family Bathroom 8' 10" x 7' 11" (2.68m x 2.42m)

Having a UPVC obscured double glazed window to the rear aspect. Comprising of a four-piece white modern suite featuring a separate bath, pedestal wash hand basin with chrome mixer taps over low level WC with push flush separate double width shower enclosure with rainfall showerhead attachment. Fully tiled walls and floor tiles. Double radiator. Recessed spotlighting

Summer house 13' 6" x 7' 7" (4.11m x 2.32m)

Having hardwood double glazed French doors and hardwood full-length double-glazed windows with views of the garden. Power and lighting

Note:

Council Tax Band: B

EPC Rating: C

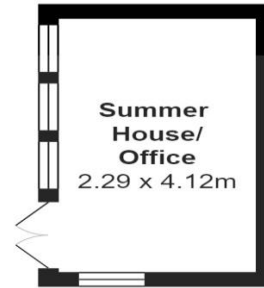
Tenure: Freehold





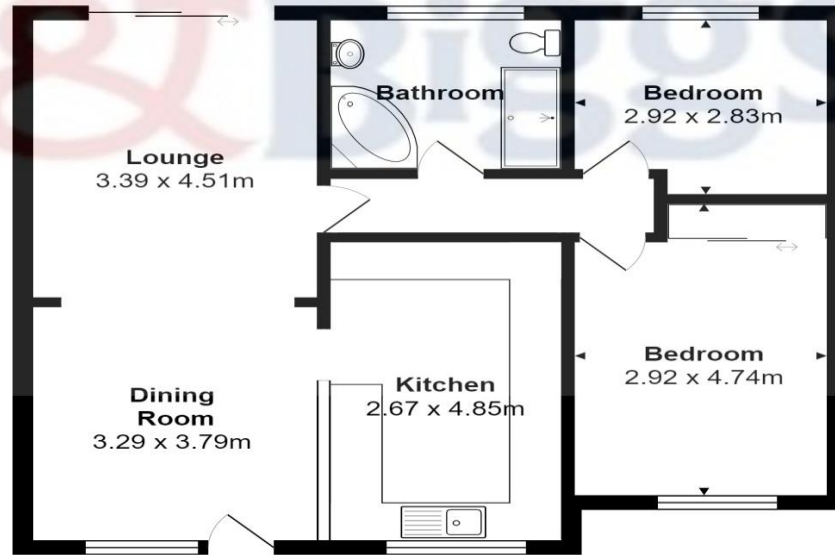


(not in correct position
relative to bungalow)



Total Area: 85.1 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed





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