



Wilbraham Road, Congleton, CW12 3HW.

£175,000

Whittaker Est. 1930
& Biggs

Wilbraham Road, Congleton, CW12 3HW.

This three-bedroom semi-detached home offers spacious accommodation creating an affordable family home.

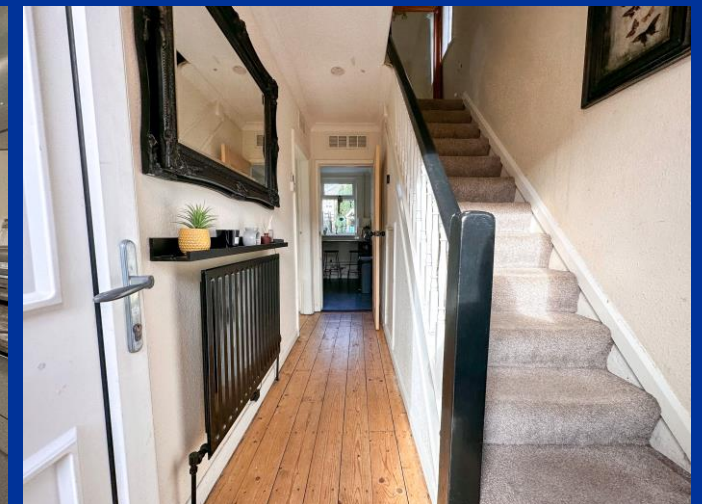
Located close to the local amenities of Congleton town as well as nearby access to Congleton Park and nearby Biddulph Valley walkway.

The accommodation includes an entrance hall, family lounge and a spacious open plan living kitchen with shaker style units incorporating a breakfast bar and space for a family sized dining table.

For your convenience there is a ground floor W.C and a useful open store and a family sized first floor bathroom which offers the potential for a separate shower.

Externally there is off road parking to the front whilst the generous sized rear garden has a detached garage and separate workshop/store.

Ideal for first time buyers, Families and those looking to downsize.



Entrance Hall

having UPVC double glazed window and front entrance door. Radiator, stripped floorboards, stairs to landing. Under stairs cupboard, coving to ceiling. Nest heating controls.

Lounge 13' 0" x 12' 5" (3.96m x 3.78m)

having UPVC double glazed window to front aspect, exposed floorboards. Radiator, wall mounted TV point, feature chimney breast with inset for an electric fire.

Open Plan Dining Kitchen 16' 5" x 8' 6" (5.01m x 2.58m)

Having a range of grey wall mounted cupboard and base units with fitted worksurface over, incorporating a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Breakfast bar with seating for two, space for table and chairs. Integrated electric combination oven with four ring ceramic induction hob with touch controls, extractor fan over, plumbing for washing machine, space for tumble dryer. UPVC double glazed windows to rear aspect, radiator, coving to ceiling, slate tile effect flooring.

Vestibule

having UPVC double glazed entrance door with obscured glazed panel with an open store housing the Worcester Bosch gas fired central heating boiler.

Ground Floor Cloakroom

Having low-level WC with wall mounted wash handbasin. Obscured window to rear aspect.

First Floor Landing

having access to loft space, coving to ceiling, UPVC double glazed of obscured window, to side aspect.

Family Bathroom 8' 7" x 7' 7" (2.61m x 2.30m)

reducing to 1.48 m having a white suite comprising of panelled bath with electric over bath shower, pedestal hand wash basin, WC. Radiator, Upvc obscured window to the rear aspect, timber flooring, walk in store cupboard with linen storage offering the potential for a separate shower.

Bedroom One 10' 10" x 10' 4" (3.30m x 3.15m)

Upvc window to the rear aspect, wood effect laminate flooring, radiator, coving to ceiling.

Bedroom Two 11' 9" x 10' 1" (3.57m x 3.07m)

UPVC double glaze window to front aspect, radiator, coving to ceiling.

Bedroom Three 7' 5" x 6' 9" (2.27m x 2.05m)

Upvc window to the front aspect, radiator. Built-in over bed base to stair bulkhead

Externally

There is off-road parking to the front of the property with gated side access leading to the rear garden.

Rear Garden

Fully enclosed being laid to lawn with adjoining patio, fully enclosed via timber fencing. Detached garage with metal up & over door. Detached workshop/store having light & power.

Note:

Council Tax Band: B

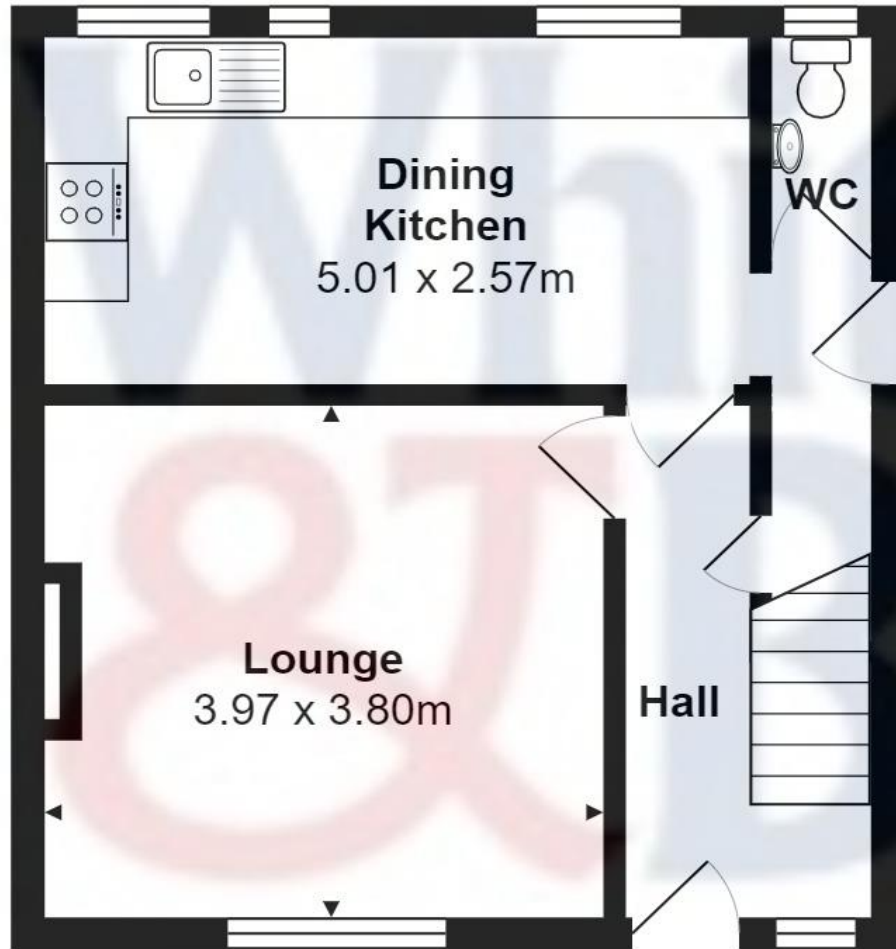
EPC Rating:

Tenure: believed to be Freehold

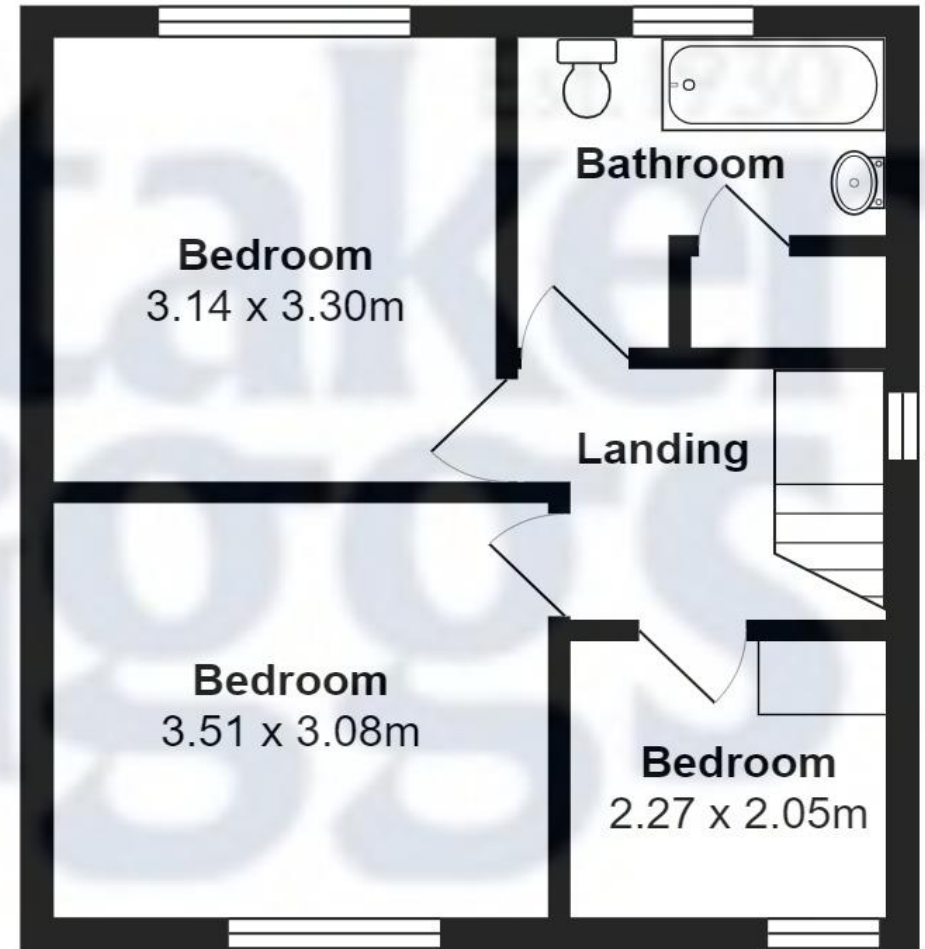




All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Ground Floor



First Floor

Total Area: 77.1 m²



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