



Longdown Road, Congleton, CW12 4QR.
£349,995

Whittaker Est. 1930
& Biggs

Longdown Road, Congleton, CW12 4QR.

This family home has excellent sized accommodation that has been extended to create four bedrooms and two bathrooms as well as a modern open plan kitchen with on trend units and an adjoining conservatory.

Located within the much sought after area of West Heath, made popular due to its nearby amenities and local shopping precinct, nearby schools, excellent road and travel links.

Internally the property welcomes you into a roomy porch and entrance hall with continuous wood style tiled flooring and glazed oak doors, creating an immediate impression of quality. The main lounge is spacious and has a feature cast iron fireplace.

The modern kitchen is truly impressive in size equipped with a range of quality appliances including a Neff oven and a 5 ring gas hob. There is space for a table and chairs with immediate access to the adjoining conservatory which allows further accommodation. From the kitchen is an excellent sized utility room and a ground floor cloaks for convenience.

The larger than average integrated garage is also accessible from the utility.

The first floor has four bedrooms with the main bedroom having En-suite with a double width shower cubicle in addition to the main family bathroom.



Externally there are good sized gardens to the front and rear with the rear having a good degree off privacy. The generous sized frontage allows ample off road parking for several vehicles including a caravan/motorhome, if required.

A fantastic sized family home all within a highly desirable location.

Entrance porch

Fully enclosed porch with UPVC double glazed front entrance door with matching side window, continuous wood effect tiled flooring double oak doors with opaque panelling giving access into the hallway.

Hallway 14' 1" x 6' 0" (4.29m x 1.83m)

having stairs off to the first floor, continuous wood effect tiled flooring, radiator.

Lounge 11' 11" x 18' 11" (3.62m x 5.76m)

UPVC double glazed Window to the front aspect, radiator, feature cast iron fireplace with decorative tiled hearth.

Open Plan Dining Kitchen 18' 3" x 9' 11" (5.55m x 3.01m)

having a range of modern gloss wall mounted cupboard and base units with handleless design and curved end units with solid oak work surface over, incorporating a 1 1/2 bowl composite single drainer sink unit with Flexi mixer tap over. Integral Neff electric combination oven & grill with 5 ring Neff gas hob over, having a modern style double width extractor fan over. Niche for a fridge freezer, built in microwave oven, integral dishwasher. Double glazed window to the rear aspect, wood effect tiled floor, modern anthracite tall standing radiator. Under stairs storage cupboard . Space for dining table, UPVC double glaze door and window to the rear allowing access into the rear conservatory.

Conservatory 12' 6" x 8' 8" (3.80m x 2.64m)

Of UPVC construction having windows to the rear & side aspect overlooking the rear gardens with UPVC French doors giving access onto the rear garden. Tiled floor, poly carbonate roof, radiator.

Ground Floor Cloaks

having a modern suite with level WC and vanity wash hand basin with chrome waterfall style mixer tap. Continuous wood effect tiled flooring, radiator, extractor fan.

Integral Garage 17' 0" x 8' 0" (5.19m x 2.44m)

having a metal up and over door, electric, light and power, gas fired central heating boiler.

Utility room 12' 4" x 7' 8" (3.77m x 2.33m)

(3.77 m into doorway reducing to 2.69 m) Having a range of matching on trend gloss handleless units with a wood effect worksurface over incorporating a single drainer unit with mixer tap over. Plumbing for washing machine, space for tumble dryer, splashback tiling, continuous wood effect tiled floor, radiator, UPVC double glaze window and door with clear glaze panel to the rear garden. Door to integral garage.

First Floor Landing

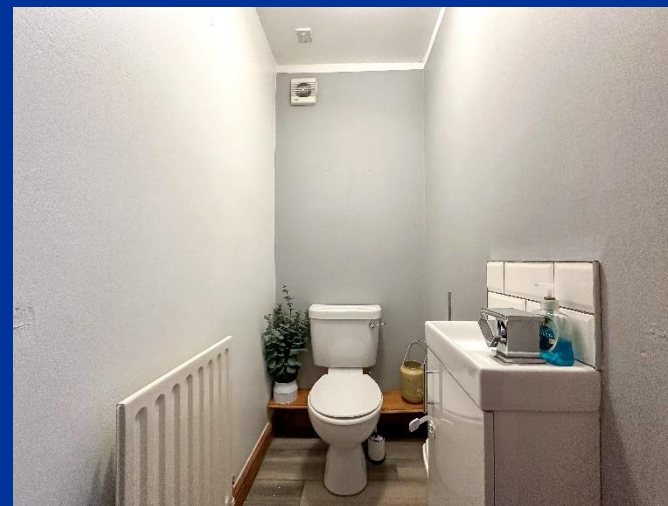
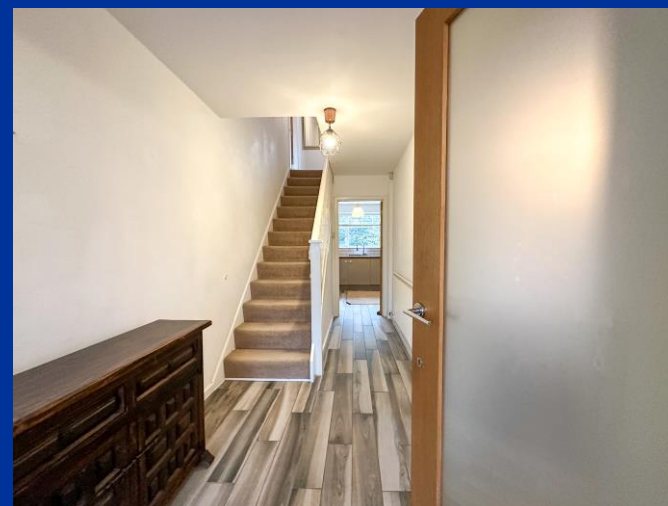
having access to loft space, cupboard with fitted shelving.

Bedroom One 17' 10" x 8' 5" (5.44m x 2.57m)

Having a UPVC double glaze window to the front aspect, radiator, exposed stripped flooring. Access to loft space, door giving access to En-suite.

En-suite 5' 2" x 8' 5" (1.58m x 2.57m)

Having a double width walk in shower cubicle with sliding shower door, Triton electric shower all in fully tiled area, countertop wash hand basin in vanity storage unit with WC having a concealed cistern with work



surface over. Built in storage, fitted matching wall mounted cabinets with vanity storage and fixed mirror. Fully tiled walls, extractor fan, and recess LED lighting to ceiling, UPVC double glazed obscured window to the rear aspect, chrome heated radiator, stripped Continuous floor.

Bedroom Two 13' 11" x 9' 5" (4.23m x 2.88m)
Having UPVC double glazed window to the front aspect, radiator. Coving to ceiling.

Bedroom Three 12' 3" x 9' 9" (3.73m x 2.97m)
Having UPVC double glaze window to the rear aspect, radiator.

Bedroom Four 8' 2" x 8' 7" (2.49m x 2.61m)
Having a UPVC double glazed window to the front aspect, radiator, built in wardrobes to side wall with sliding doors.

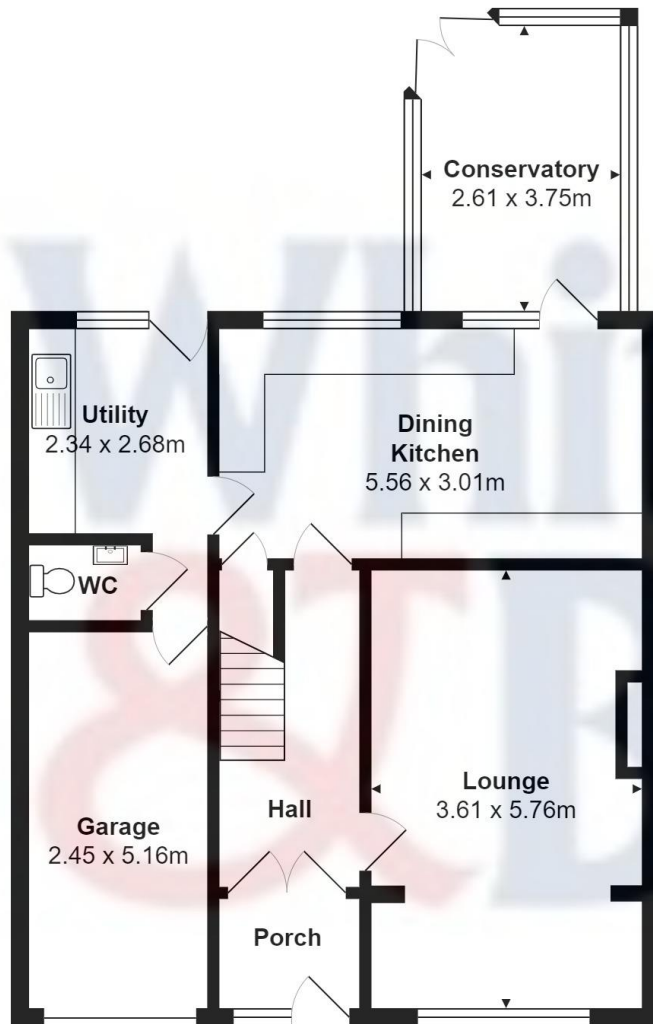
Externally

Front driveway allowing ample off road parking & access to the garage. To the rear, there is a fully

enclosed garden predominantly laid to lawn with an adjoining paved patio. The garden also enjoys a good degree of privacy.

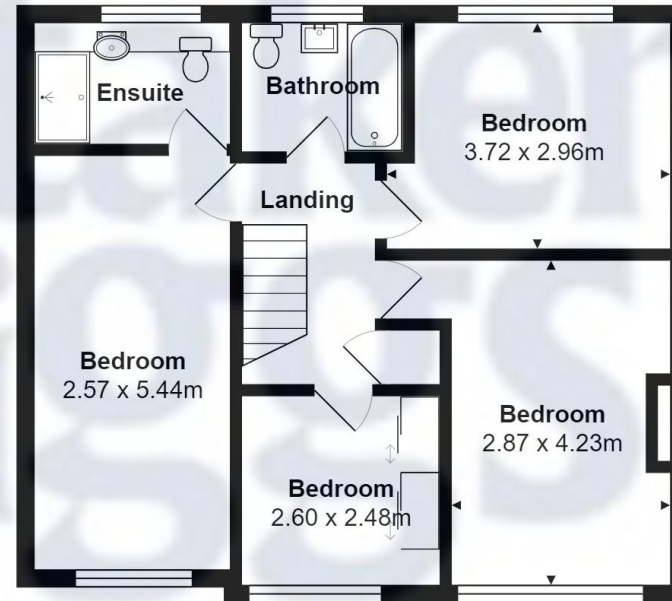






Ground Floor

Total Area: 143.1 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



First Floor



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