



Brook Street, Congleton, CW12 2AA.
£195,000

Whittaker Est. 1930
& Biggs

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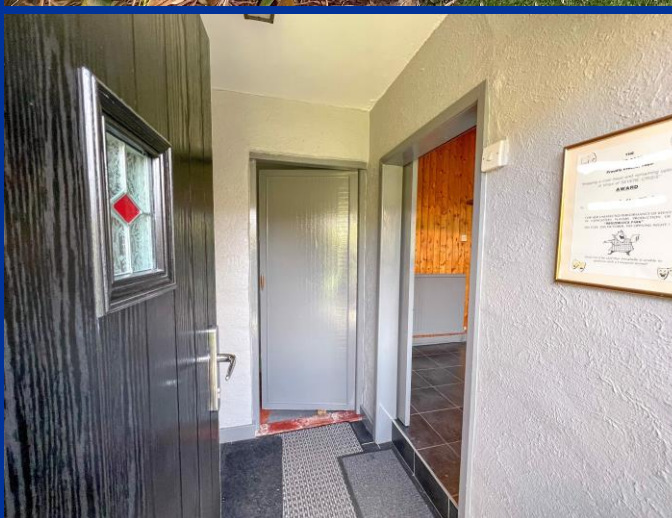
We are delighted to offer for sale this versatile two / three bedroomed semi detached dorma bungalow conveniently located close to the award-winning Congleton Park and Biddulph Valley way, together with the convenience of Congleton town centre nearby.

This property offers well-proportioned accommodation throughout, which briefly comprises; Entrance Hall, spacious lounge, and separate dining room, modern kitchen-diner which has been extended, incorporating a defined dining area which is a fantastic addition to the home, the kitchen also has a range of high gloss modern units, complete with a range of integrated appliances whilst benefiting from a breakfast bar. There is also a and a downstairs WC for your convenience. You will be pleasantly surprised by the versatile and adaptable workshop, having the potential of creating your own home office, craft room or an additional bedroom or reception room.

To the first floor there are two bedrooms and a modern fitted shower room.

Externally the property offers a private rear garden, with low maintenance artificial grass and an array of mature plants and shrubbery, whilst also benefiting from a paved patio area, ideal for alfresco dining in those warm summer months. To the side of the property there is unrestricted off-road parking, subject to availability.

Conveniently located for local schools, Congleton train station, as well as access to the M6 motorway and easy access to the local shopping facilities. An early viewing is highly recommended.



Entrance 6' 5" x 4' 2" (1.950m x 1.26m)

Having composite entrance door, leading into the porch.

Entrance Porch

Having a range of wooden internal storage with shelving, original Quarry tiled flooring.

Downstairs WC 3' 0" x 2' 0" (0.91m x 0.61m)

Original Quarry tiling.

Kitchen 4' 0" x 2' 0" (1.22m x 0.61m)

Having a range of high gloss modern wall and base units with complimentary worktops over incorporating a single stainless-steel sink and drainer with chrome mixer tap over, Integrated single Neff oven and Neff microwave, Neff Induction four ring electric hob with Neff cooker hood, space for washing machine, defined dining area with base units and worktop over. Double radiator, tiled floors and tiled walls, 2x UPVC double glazed windows to the rear aspect.

Hallway

Having wood effect laminate flooring and access to-

Dining Room 9' 8" x 10' 7" (2.94m x 3.23m)

Having uPVC double glazed window to the rear aspect, double radiator.

Living Room 13' 0" x 15' 3" (3.95m x 4.65m)

Having original coving to the ceilings, partial wood paneled walls, Feature wood fireplace with marble inset housing a coal effect gas fire, Double radiator, triple glazed window to the front aspect

Work Room 10' 3" x 24' 4" (3.12m x 7.41m)

Having uPVC double glazed window to the front aspect and uPVC double glazed door, tongue and groove paneling to the walls, double radiator, housing a Worcester boiler.

Bedroom One 10' 1" x 9' 2" (3.07m x 2.80m)

Having bespoke fitted wardrobes and dressing table, Single radiator, uPVC double glazed window to rear aspect, access to loft.

Bedroom Two 7' 6" x 14' 2" (2.29m x 4.32m)

Having a range of storage cupboards incorporating shelving and wardrobe with sliding doors, Single radiator, uPVC double glazed window to rear aspect.

Shower Room 4' 8" x 9' 5" (1.41m x 2.87m)

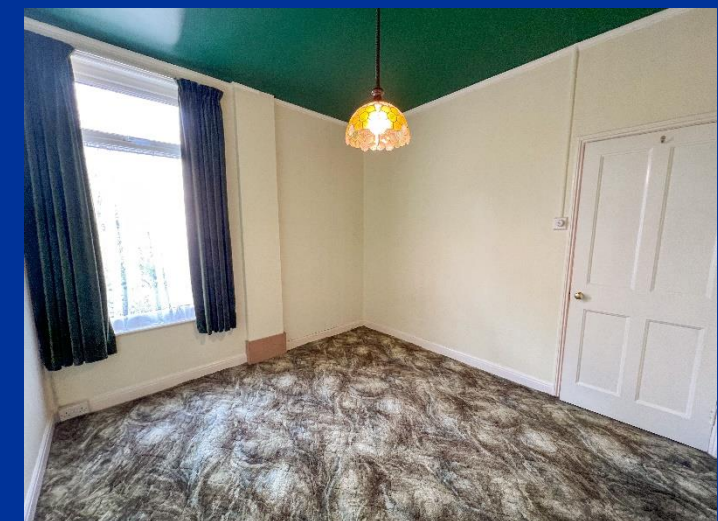
Having a three-piece modern fitted suite, incorporating a low-level WC with push flush, vanity unit with a range of storage units underneath, incorporating a wash hand basin, chrome mixer taps, double width shower with bifold doors, housing a chrome shower with mixer tap, chrome heated towel rail, fully tiled walls and tiled floors, uPVC obscured window to side aspect.

Note:

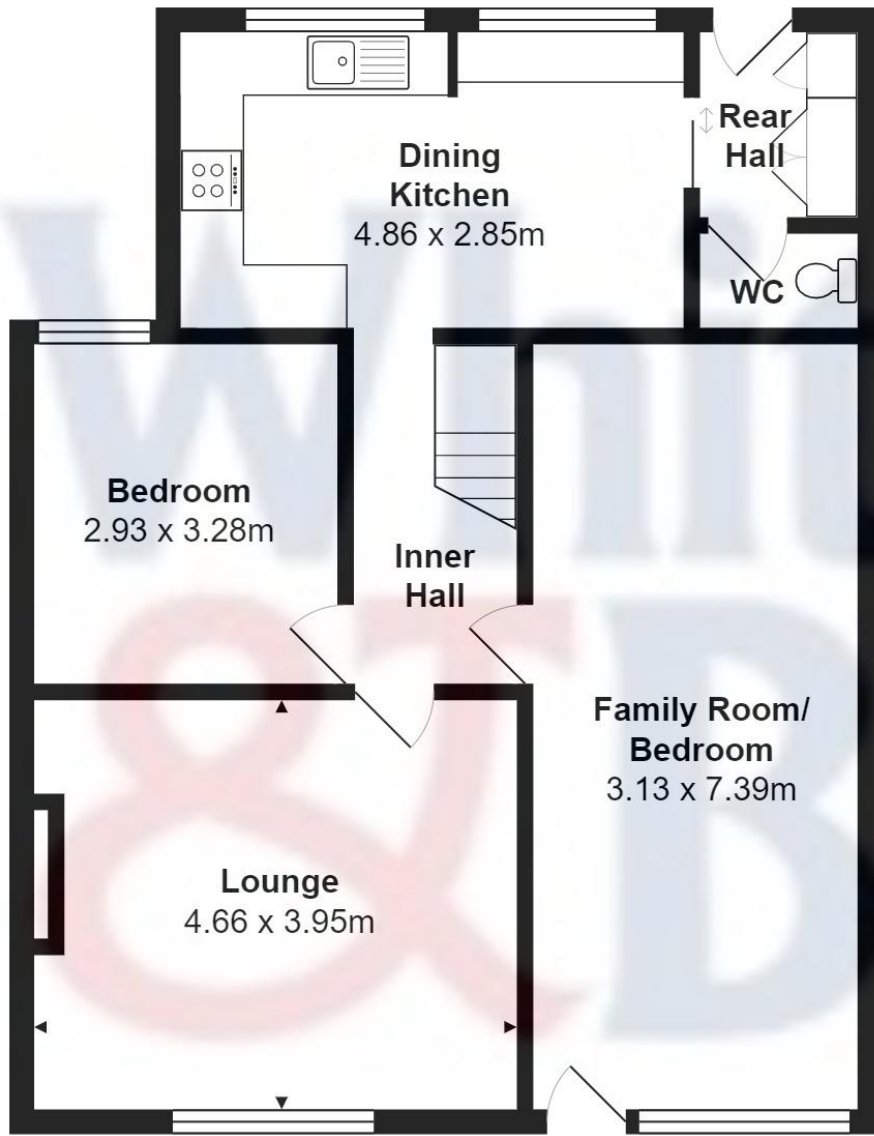
Council Tax Band: C

EPC Rating:

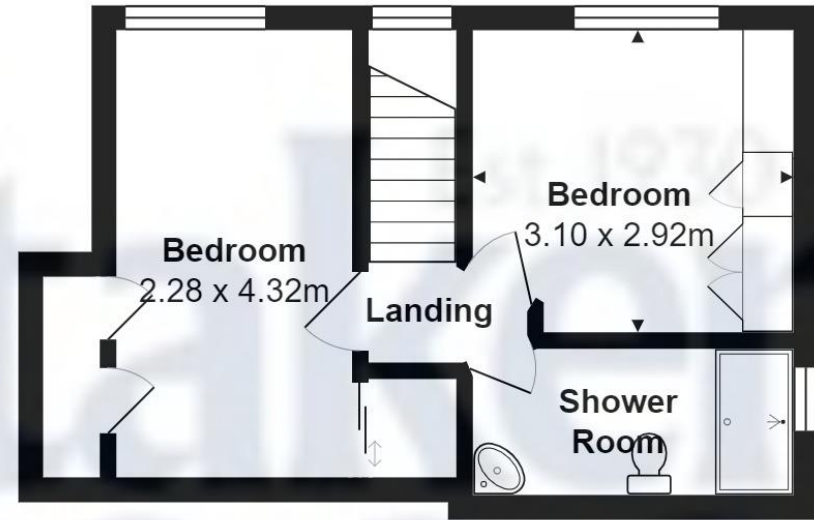
Tenure: believed to be Freehold







Ground Floor



First Floor

Total Area: 108.7 m²

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



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