



Bath Vale, Congleton, CW12 2HF.
£163,500

Whittaker Est. 1930
& Biggs

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This is a fantastic opportunity to acquire a modern semi-detached home within a private position on this popular Bovis home development. This two-bedroom home is situated in a tranquil & peaceful location, unusual for a modern development and property within this price range.

Internally the property has retained a newbuild feel which is immaculately presented throughout with an open plan layout having a defined lounge/diner as well as a fully equipped kitchen with integral appliances. The lounge offers dual aspect views over adjoining woodland which adds to the property with its private position & idyllic outlook. For convenience there is also a ground floor cloak.

To the first floor you will be surprised by the two sizable storage cupboards on the landing, unusual for a newly built property. There is an immaculate first floor bathroom which serves the two bedrooms. Both bedrooms also enjoy an outlook over the previously mentioned woodland.

Externally there is private allocated parking for one vehicle & communal gardens that surround the property which are maintained to provide low maintenance living.

The property offers many benefits including low cost living & economical benefits as well being well located for Congleton Park, Biddulph Valley walk



Bosley Cloud & Congleton town center making it a popular choice for those looking for an affordable home within a much sought-after location. Offered for sale with no upward chain.

Entrance Hallway

Radiator, double glazed front entrance door with obscured glazed panel.

Ground Floor Cloaks

Having a white suite comprising of a low-level WC and pedestal wash hand basin. Radiator, tiled flooring, uPVC obscure double-glazed window to side aspect. Wall mounted Potterton gas fired central heating boiler.

Lounge/Diner 15' 9" x 11' 6" (4.81m x 3.51m) reducing to 2.47m

Having a uPVC double glazed windows to front and side aspect having an outlook over the woodland, two radiators, Storage cupboard, stairs to first floor landing.

Kitchen 9' 2" x 8' 2" (2.80m x 2.49m)

Having a range of white modern wall mounted cupboard and base units with contrasting fitted work surface over incorporating a single drainer stainless steel sink unit with mixer tap over. Having an integrated stainless steel combination oven with four ring gas hob, Hotpoint stainless steel extractor fan over, fridge freezer, washing machine. Recessed LED lighting to ceiling, tiled floor.

First Floor Landing

Having access to loft. Two separate storage cupboards

Bedroom One 7' 11" x 10' 4" (2.41m x 3.14m)

Having a uPVC double glazed window to front aspect with an outlook over the adjoining woodland. Built in triple wardrobes, radiator.

Bedroom Two 13' 10" x 6' 9" (4.21m x 2.07m)

Having uPVC window to front aspect, radiator.

Bathroom 6' 3" x 5' 9" (1.90m x 1.75m)

Having a modern white suite comprising of paneled bath with thermostatically controlled shower and fitted glazed shower screen. Pedestal wash hand basin, low-level WC. Recess LED lighting to ceiling, extractor fan to ceiling, tiled floor, shaver point, part tiled walls, chrome heated towel radiator.

Notes:

Council Tax Band B

EPC Rating: B

Tenure: TBC







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16 High Street
Congleton
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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