



Ash Grove, Congleton, CW12 4PN.  
£220,000





# Ash Grove, Congleton, CW12 4PN

We are pleased to present to the market this three-bedroom detached family home situated in the ever-popular West Heath location. Occupying an extended corner position, the plot is tucked away in a quiet cul-de-sac and features ample off-road parking, a detached garage, and an enclosed private rear garden.

This detached property is complemented by an open plan living and defined dining area with a perfectly proportioned fitted kitchen, having direct access to the rear garden and patio area. To compliment the first floor there is a useful downstairs cloakroom.

To the first floor there are three bedrooms and a modern family bathroom.

Externally the property has a tarmac drive permitting parking for a car, whilst there is shared driveway with the adjacent property. The property also benefits from a separate detached garage allowing parking directly outside.

As previously mentioned the property is positioned on a larger than average corner plot and has the option to create additional parking if desired.

West Heath is a highly sought after location which excels in its school catchment. Having two fantastic primary schools and Congleton High School, all of which are within walking distance.

This particular area of Congleton is also very favourable offering a fantastic selection of local amenities with the shopping precinct on your doorstep whilst Congleton town centre is a short distance away.

Being on the cusp of attractive open countryside with





### Front Entrance

Having a wood effect front entrance door.

### Open Plan Lounge/Dining Room 23' 3" x 11' 7" (7.09m x 3.53m)

Having a UPVC double glazed window to the front aspect and a UPVC double glazed window to the rear. Featuring a pebble effect, electric fire with marble effect, hearth and surround with wooden mantle over. Coving to ceiling, two radiators, wall light points. Access to the first floor

### Kitchen 8' 6" x 7' 10" (2.58m x 2.38m)

Having a UPVC double glazed window to the rear aspect, and a UPVC double glazed door with access to the garden. Having a range of wall cupboard and base units with worksurfaces over, incorporating a stainless steel sink and drainer with mixer taps over, space and plumbing for washing machine, space for fridge and cooker. Housing for the boiler. Radiator. Vinyl flooring.

### Downstairs Cloakroom 4' 9" x 2' 11" (1.44m x 0.88m)

Having a two-piece suite comprising of a wall mounted hand wash basin, WC. Having a UPVC double glazed obscured window to the side aspect. Vinyl flooring. Radiator

### First Floor Landing

Having a UPVC obscured window to the side aspect. Access to the loft

### Bedroom One 12' 6" x 8' 8" (3.81m x 2.64m)

Having a UPVC double glazed window to the front aspect. Fitted wardrobes with incorporated drawers. Radiator

### Bedroom Two 11' 3" x 8' 8" (3.43m x 2.65m)

Having a UPVC double glazed window to the rear aspect. Radiator.

### Bedroom Three 8' 1" x 6' 4" (2.47m x 1.94m)

Having a UPVC double glazed window to the rear aspect. Radiator.

### Family Bathroom 5' 9" x 6' 2" (1.75m x 1.87m)

Having a UPVC double glazed obscured window to the front aspect. Comprising of a three-piece, white modern suite, featuring a panelled bath, pedestal wash, handbasin with chrome mixer tap over, low-level WC with push flush. Aqua board to the walls. Vinyl flooring, radiator

### Externally

Situated on an extensive plot with a detached single garage having off-road parking and having the advantage of a good-sized frontage which could be adapted to create additional parking if desired.

To the rear of the property there is a private rear garden with an array of established trees and bushes and a low maintenance lawn and patio area.

### Note:

Council Tax Band: C

EPC Rating: D

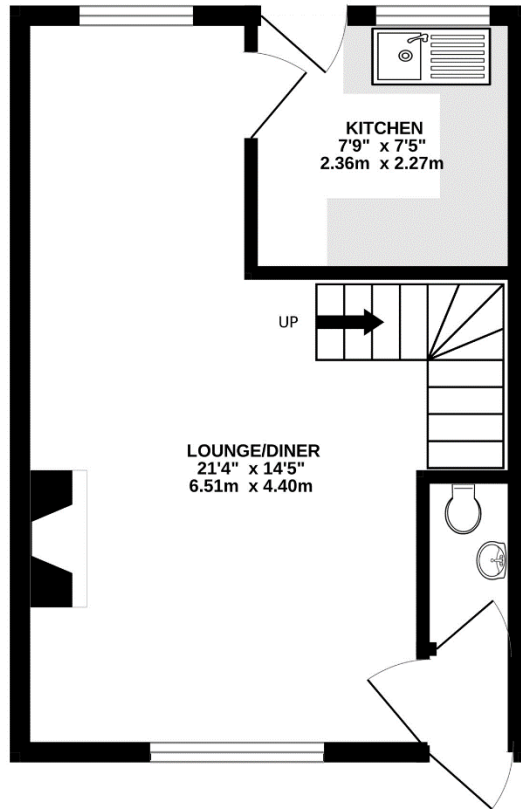
Tenure: believed to be freehold



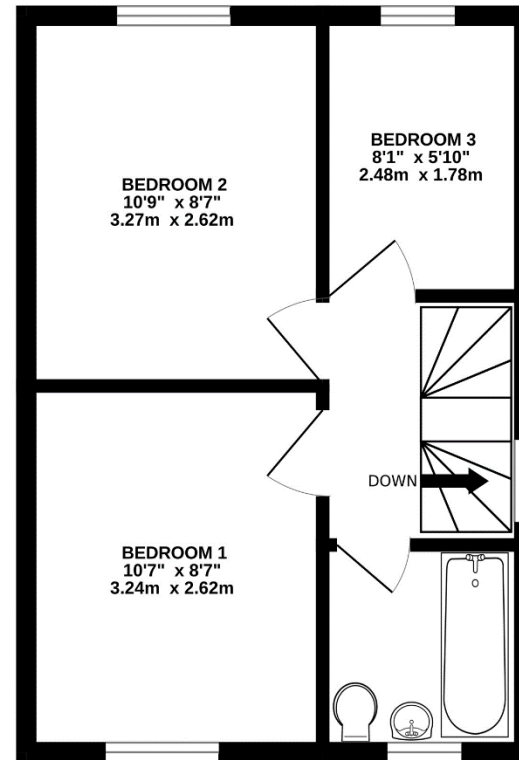




GROUND FLOOR



1ST FLOOR



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