



Wilbraham Road, Congleton, CW12 3HW.  
£180,000

Whittaker Est. 1930  
& Biggs

Wilbraham Road,

Congleton, CW12 3HW.

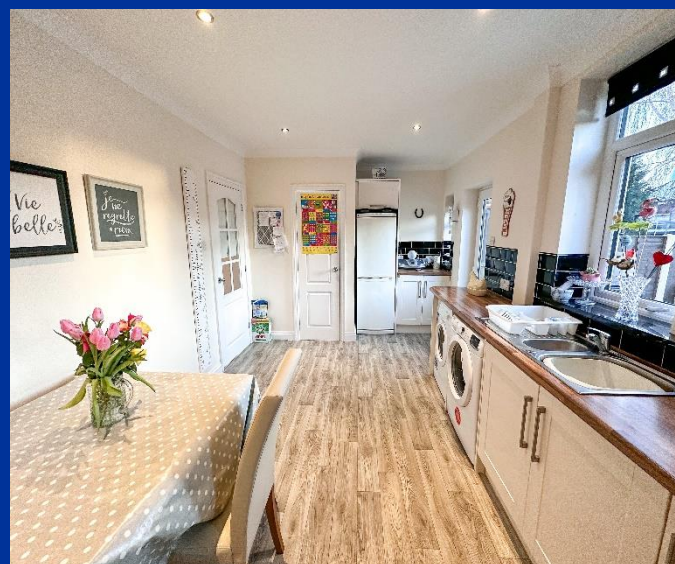
This mature semidetached home is set upon a sizeable corner plot with a side driveway providing ample parking.

Located on the fringe of the development, close to Congleton Park and Biddulph Valley walkway. This is an ideal home for those looking for an affordable property close to local amenities, schools, and the town Centre of Congleton.

There's a delightful entrance hall on arrival, front lounge with feature fireplace and a superb sized modern open plan kitchen diner with space for a full-sized table and chairs.

To the first floor there is an impressive sized landing, two double bedrooms and a fantastic sized family bathroom.

Externally the generous sized South facing rear garden provides further scope for a conservatory and is the perfect accompaniment to this family home.



### Entrance Hall

Having UPVC double glazed entrance door with obscured decorative glazed panel, grey wood effect vinyl flooring, radiator, recessed, LED, lighting & mains fitted smoke alarm to ceiling. Coved ceiling, stairs off to 1st floor, landing.

### Lounge 15' 0" x 11' 1" (4.56m x 3.38m)

UPVC double glazed windows to front aspect, radiator, built-in storage cupboard to alcove with shelving, feature fireplace with white timber surround housing a electric coal effect fire. Radiator, coving to ceiling, grey wood effect laminate flooring.

### Kitchen/Diner 18' 2" x 9' 11" (5.54m x 3.03m)

Having a range of modern cream gloss wall mounted cupboard and base units with fitted wood effect worksurface over, incorporating a 1 1/2 bowl single drainer, stainless steel sink unit with mixer tap over. Range of integral appliances including a stainless-steel combination oven and grill with separate four ring gas hob, having chimney style extractor fan over. Plumbing for washing machine, space for tumble dryer also having original additional door fronts for fully integrated appliances. Insert for fridge freezer. Defined area for dining table, three UPVC double glazed windows to rear aspect, UPVC, half glazed rear entrance door, grey wood effect vinyl flooring. Tiled splash back, recessed LED lighting and coving to ceiling, radiator., Walk in store cupboard.

### First Floor Landing

Having recessed LED lighting and coving to ceiling. Access to loft space. Radiator, UPVC double glazed window to rear aspect overlooking the garden. Built in storage cupboard.

### Family Bathroom 7' 11" x 7' 9" (2.41m x 2.36m)

White suite comprising of shower bath with curved shower screen and mains shower over, pedestal wash

basin, low-level WC. Radiator, slate effect vinyl flooring, UPVC double glazed obscured window to rear aspect, chrome heated towel, radiator, splash back tiling, recessed LED lighting to ceiling. Bespoke built in storage unit with drawers and granite worktop.

### Bedroom One 11' 11" x 9' 11" (3.64m x 3.01m)

UPVC obscured glazed window to rear and side aspect, coving to ceiling, radiator.

### Bedroom Two 10' 11" x 8' 9" (3.32m x 2.66m)

Plus built in wardrobes. UPVC double glazed window to front aspect, radiator, coving to ceiling. cupboard with fitted shelving. Double built in wardrobe.

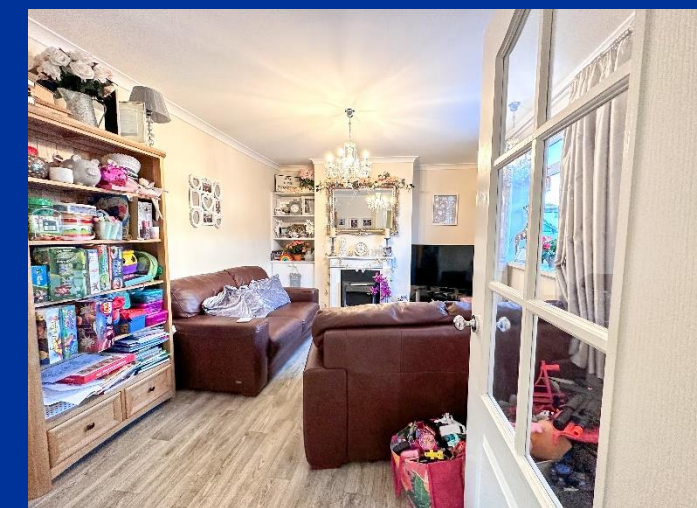
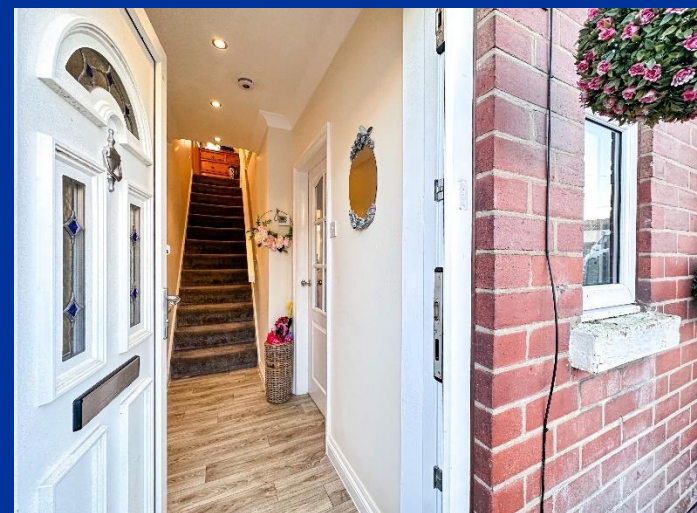
### Externally

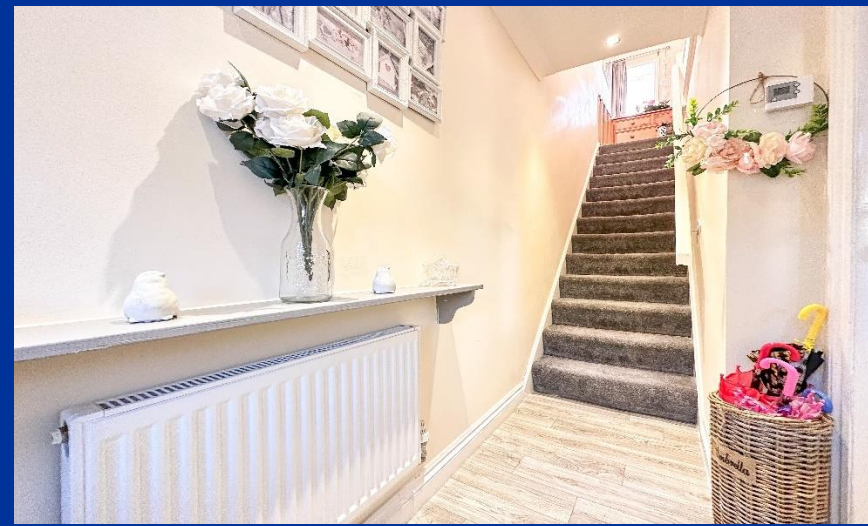
The property is located on a generous corner plot, having front garden with laundry area and decorative feature borders, privet hedging to boundary. Side graveled driveway providing ample off-road parking for several vehicles, gated side access to the rear garden. Fully enclosed rear garden, enjoying a South facing position, predominantly laid to lawn with adjoining patio. Enclosed by a timber fence panels.

Note:

Council Tax Band: B

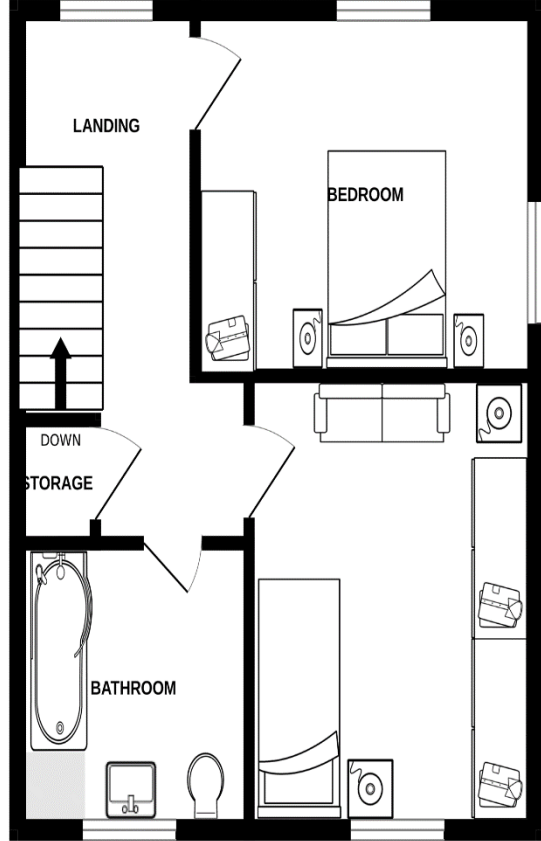
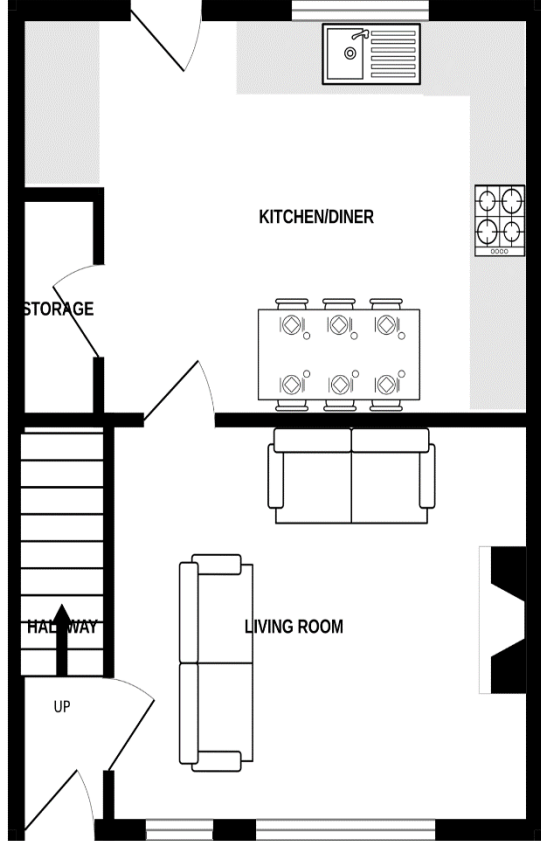
EPC Rating: D





GROUND FLOOR

1ST FLOOR





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