



Wharfedale Road, Congleton, CW12 2BP.  
Offers in Region Of £315,000

Whittaker Est. 1930  
& Biggs



# Wharfedale Road, Congleton, CW12 2BP.

Occupying a generous sized plot this four-bedroom detached family home offers well-proportioned accommodation throughout.

Situated in a highly regarded and well-established residential area whilst benefiting from local amenities and countryside walks all within proximity and having good access to both Congleton town Centre and Macclesfield further afield.

The property sits on a fantastic sized plot with the rear garden being larger than average and mainly laid to lawn with a range of well established plants and shrubs plus a fantastic sized paved patio area ideal for alfresco dining those summer months.

The rear garden also benefits from being fully enclosed with gated side access and benefits from a good degree of privacy, whilst to the front of the property the garden has a lawned area with a variety of mature trees, plants and shrubs and a driveway providing ample off-road parking leading to the integral garage.

The property briefly comprises to the ground floor a good-sized lounge with an archway leading through to the defined dining area, a spacious conservatory which overlooks the patio area and rear garden, breakfast kitchen and useful utility room.

To the first floor there are four double bedrooms with two benefitting from fitted wardrobes and two bathrooms.





**Entrance Porch 6' 4" x 5' 3" (1.94m x 1.60m)**

Having a UPVC double glazed front entrance door and a UPVC double glazed obscured window to the front aspect overlooking the front gardens and wood effect laminate flooring.

**Entrance Hallway 13' 11" x 6' 3" (4.23m x 1.90m)**

Having access and stairs to first floor landing, wall light points, double radiator. Useful under stairs storage.

**Lounge 15' 9" x 10' 8" (4.80m x 3.24m)**

Having a UPVC double glazed window to the front aspect, feature fireplace with marble effect hearth and surround, housing a coal effect gas fire, double radiator, coving to ceiling, wall lights points.

**Dining Room 10' 8" x 7' 11" (3.25m x 2.41m)**

Arched opening into the defined dining room area. Coving to ceiling.

**Conservatory 10' 7" x 13' 1" (3.22m x 4.00m)**

Having UPVC double glazed windows to the rear and the side aspect with exposed half brick wall, Polycarbonate roof, French doors opening onto the rear garden. Two double radiators, tiled floors.

**Kitchen 7' 10" x 15' 0" (2.39m x 4.57m)**

Having two UPVC double glazed windows to the rear aspect overlooking the gardens. Comprising of a range of wood effect wall cupboard and base units with a display cabinet, having work surfaces over incorporating a 1 1/2 bowl sink with brass mixer tap over, space for double oven with stainless steel extractor hood over space for fridge freezer. Partially tiled walls and tiled floors. Double Radiator.

**Utility room 8' 4" x 7' 6" (2.54m x 2.29m)**

Having a range of wood effect wall cupboard and base units with work surfaces over incorporating a stainless-steel sink with mixer tap over. Space and plumbing for washing machine and dryer, Worcester boiler, double

radiator, tiled floors. Access to the side through a stable style wood door.

**First Floor Landing**

Having a split-level staircase with access to the bedrooms, access to the loft.

**Bedroom One 13' 1" x 13' 2" (4.00m x 4.01m)**

Having a UPVC double glazed window to the front aspect and to the side, wood effect beams to the ceiling, bespoke wood effect fitted wardrobes, double radiator.

**Bedroom Two 13' 6" x 9' 6" (4.11m x 2.90m)**

Having a UPVC double glazed window to the front aspect, coving to the ceiling, double radiator.

**Bedroom Three 10' 6" x 9' 5" (3.21m x 2.88m)**

Having a UPVC double glazed window to the rear aspect, coving to ceiling, radiator.

**Bedroom Four 8' 10" x 13' 2" (2.70m x 4.02m)**

Having a UPVC double glazed window to rear aspect, bespoke fitted wardrobes, coving to the ceiling, double radiator.

**Bathroom one 7' 7" x 10' 7" (2.32m x 3.23m)**

Having a UPVC obscure double-glazed window to the front aspect. A four-piece suite comprising of separate bath with chrome mixer taps over, pedestal wash hand basin, low-level WC, and separate shower cubicle, partially tiled walls, radiator.

**Bathroom Two 7' 2" x 7' 8" (2.18m x 2.34m)**

Having a UPVC obscure double-glazed window to the rear aspect, having a white three-piece suite comprising of panel bath with chrome mixer taps over and separate mains fed shower over, vanity unit incorporating a semi recessed wash hand basin with chrome mixer taps over, low-level WC with push flush, double radiator, wood effect laminate flooring.





### Externally

To the rear -Having a fantastic and spacious sized patio area ideal for alfresco dining with steps up to a lawned garden with a good degree of privacy with an array of mature plants and bushes. To the front a good-sized driveway providing off-road parking and front lawned garden with mature bushes.

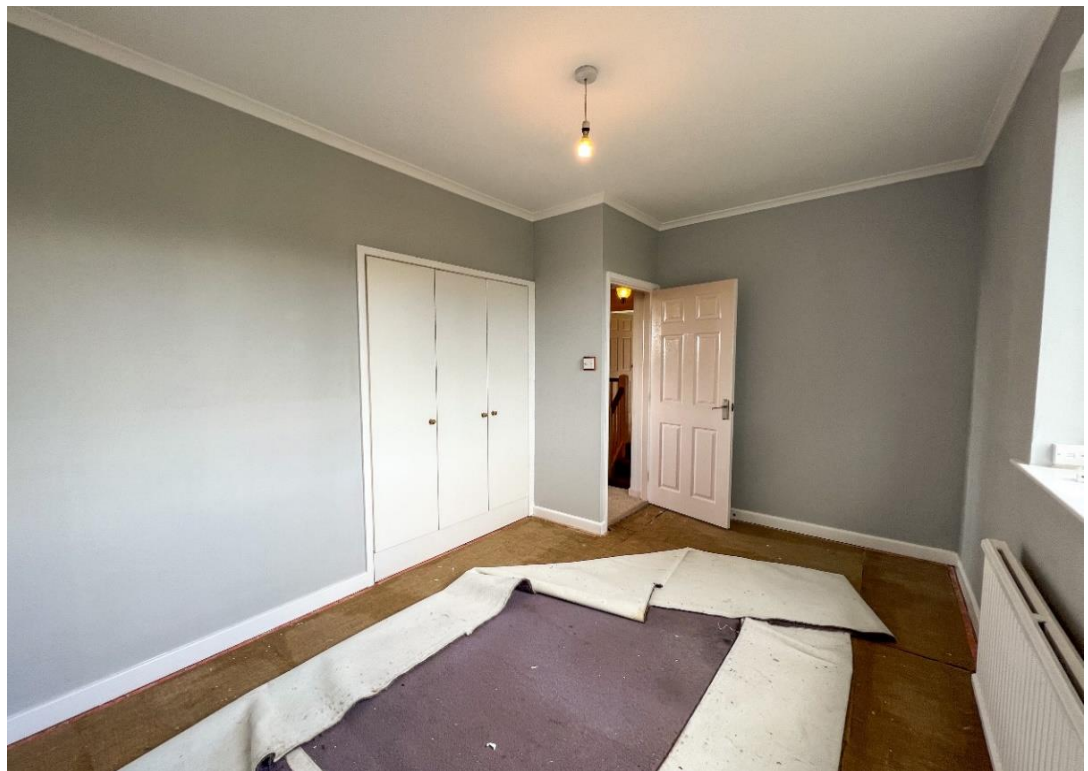
**Garage 8' 9" x 8' 0" (2.66m x 2.44m)**  
Housing the electric meter.

















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