



Whittaker & Biggs
FOR SALE | 01260 273241
whittakerandbiggs.co.uk

3 Bed 1+upstove
With Garage & DT
Road Parking

Havannah Lane, Congleton, CW12 2EA.
£250,000 Offers in the Region

Whittaker Est. 1930
& Biggs

Havannah Lane, Congleton, CW12 2EA.

A well presented individually designed three bedroom detached bungalow with no vendor chain. Located in the highly sought after Buglawton locality, offering two reputable primary schools within a convenient distance. With open countryside and canalside walks on your doorstep and ideally located on the east side of Congleton allowing for speedy access to Macclesfield, the towns railway station is also within easy reach which has regular expresses to London, Manchester and Stoke. Internally the property comprises of a spacious hallway, galley kitchen, large open plan Living/Dining room with sliding doors opening on to the patio area, contemporary bathroom, two double bedrooms and further third bedroom.

Externally the property has a single garage, a driveway offering ample off road parking and a lawned garden which boasts well established flower beds, while to the rear of the property is mostly laid to lawn with mature shrubs and a good sized patio area. Viewing is highly recommended to fully appreciate what this property has to offer.



Hallway

uPVC external door to the side elevation, two storage cupboards, radiator, loft access, wood effect flooring

Living Room 16' 4" x 15' 0" (4.99m x 4.56m)

uPVC double glazed sliding doors to the rear elevation, electric fire, radiator, and a wood effect flooring.

Kitchen 7' 10" x 11' 1" (2.39m x 3.39m)

uPVC external door to the side elevation with a frosted glass panel, uPVC double glazed window to the side elevation, fitted units to the base and eye level, stainless steel sink with chrome mixer tap over, four ring gas burning hob, integral fridge freezer, integral dishwasher, tiled flooring, and tiled walls.

Bedroom One 13' 1" x 11' 5" (3.98m x 3.48m)

uPVC double glazed window to the rear elevation, and a radiator.

Bedroom Two 11' 9" x 10' 0" (3.58m x 3.06m)

uPVC double glazed window to the front elevation, and a radiator.

Bedroom Three 9' 10" x 7' 8" (2.99m x 2.33m)

uPVC double glazed window to the front elevation, and a radiator.

Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)

uPVC double glazed frosted glass window to the side, P shaped with a chrome shower fitment over, WC with a push flush, Sink with a chrome waterfall tap over, chrome ladder style towel heating radiator, storage cupboard, tiled walls, and a tiled flooring.

Garage 8' 4" x 16' 11" (2.55m x 5.15m)

Up and over garage door, uPVC double glazed window to the side elevation, plumbing for a washing machine, and light and power.

Exterior

To the front is a Tarmac driveway offering ample off road parking, lawned garden, and established flowers bed. While the rear is mostly laid lawn with mature shrubs, a flagged patio, with access leading down both sides of the house.

Note:

Council Tax Band: D

EPC Rating:

Tenure: believed to be Freehold







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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