



Manchester Road, Congleton, CW12 2HX
£285,000

Whittaker Est. 1930
& Biggs

Manchester Road, Congleton, CW12 2HX

We are delighted to present to the market this immaculately presented two-bedroom detached bungalow, located in the ever popular and sought after Lower Heath district.

Set proudly on a substantial sized plot with a fantastic in and out driveway, whilst providing extensive parking for several cars.

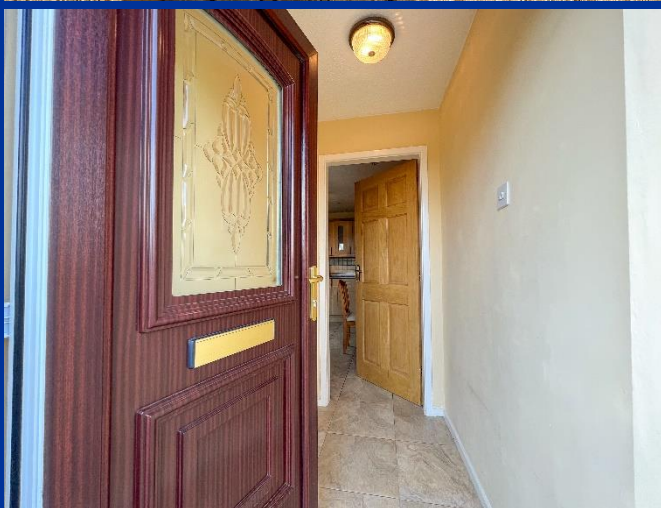
This immaculately cared for home offers well proportioned living accommodation throughout.

Internally, there are two bedrooms, both benefiting from bespoke fitted wardrobes a spacious lounge with a feature fireplace and a separate dining room. The dining kitchen is fitted with modern shaker style units and is fully equipped with integrated appliances. There is a recently installed modern shower room with underfloor heating.

Externally there is a low maintenance flagged rear garden which extends around both sides of the property and creates a fantastic outside space to enjoy during those summer months, whilst to the front, the driveway provides ample off road parking and could accommodate a caravan / motorhome.

The location of this property provides you with great commuter links to the A34, the newly installed bypass and catchment area for the surrounding primary and high schools plus Congleton town and beautiful countryside walks right on your doorstep.

Offered for sale with no upward chain, a viewing comes highly recommended.



Entrance Hallway 6' 2" x 3' 6" (1.89m x 1.06m)

Having a UPVC double glazed front entrance door.

Dining Kitchen 17' 9" x 8' 9" (5.41m x 2.67m)

Having a uPVC double glazed window to the front, side aspect, and a double-glazed uPVC side entrance door with access externally.

With a range of shaker style wood effect wall cupboard and base units with worksurfaces over and matching up stands, incorporating a ceramic 1 1/2 bowl sink and drainer with chrome mixer tap, four ring induction hob with stainless steel extractor hood over, integrated single oven and microwave, separate integrated fridge, integrated freezer. Half tiled walls, tiled floors, inset spotlighting, chrome radiator.

Lounge 11' 11" x 17' 0" (3.64m x 5.19m)

Having a uPVC bow window to the front aspect.

Featuring an exposed stone effect fireplace with a slate hearth housing a coal effect gas fire, radiator, wall light, points, coving to ceiling, sliding doors with access into the dining room.

Dining room, 8' 7" x 9' 10" (2.61m x 3.00m)

Having a uPVC double glazed sliding doors out onto the patio area. Radiator, coving to ceiling, wall light points.

Inner Hallway

Having access loft

Bedroom one 11' 0" x 9' 4" (3.36m x 2.85m)

Having a uPVC double glazed window to the rear aspect, With a range of bespoke wood effect fitted wardrobes incorporating bedside tables and dressing table. Double radiator.

Bedroom Two 8' 0" x 12' 6" (2.44m x 3.82m)

Having a uPVC double glazed window to rear aspect. With a range of bespoke fitted wardrobes with storage overhead, incorporating a dressing table. Radiator.

Shower room 5' 11" x 7' 4" (1.81m x 2.23m)

Having a UPVC obscured window to the side aspect.

Featuring a three-piece white modern suite comprising of a low-level WC with push flush, incorporating a storage unit with inset handwash basin and chrome mixer tap over, cupboard underneath. Fully enclosed shower cubicle with showerhead and separate rainfall. showerhead over. Chrome heated towel rail. Fully tiled walls and tiled floors with electric underfloor heating installed.

Externally

Having an extensive flagged rear garden which extends around both sides of the property. With a range of tiered walled beds having a range of mature shrubs and plants.

The front of the property has a spacious driveway and provides ample off-road parking which could accommodate a caravan / motorhome.

Garage

Having an up and over door

Window to the rear aspect. Space and plumbing for washing machine and dryer.

Power and electric.

Note:

Council Tax Band: D

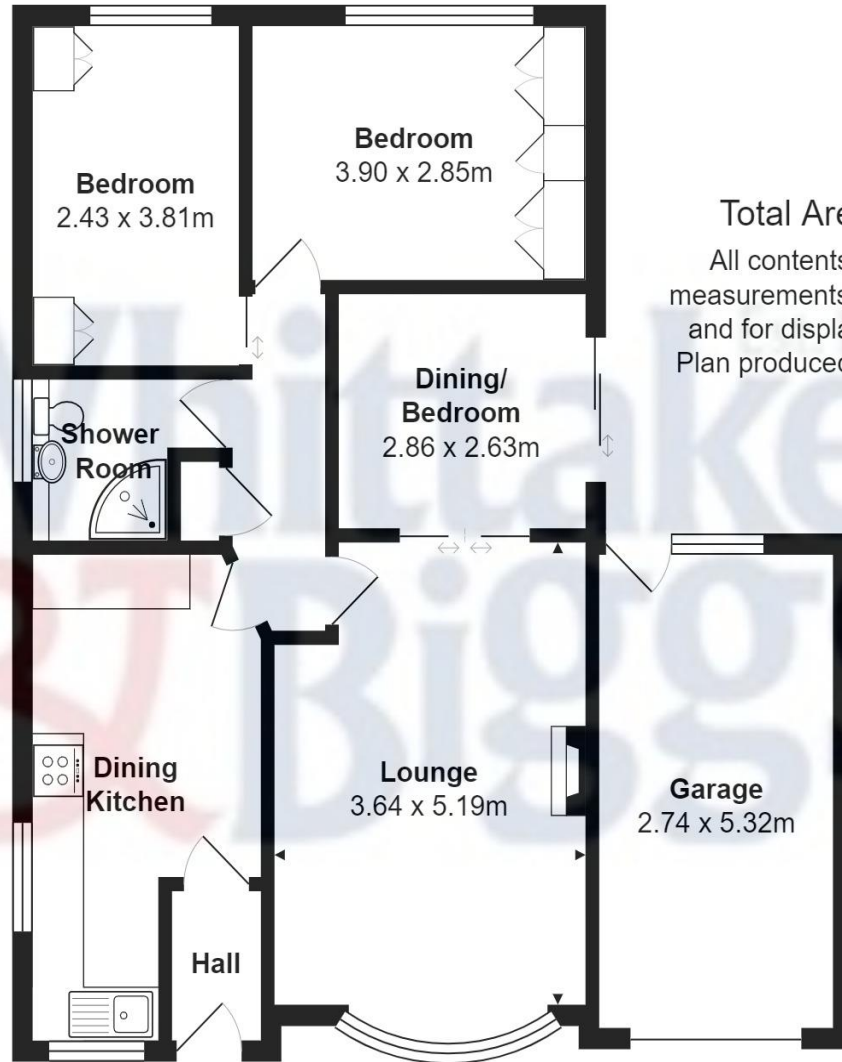
EPC Rating- TBC

Tenure: believed to be Freehold









Total Area: 88.2 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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