



Clayton Avenue, Congleton, CW12 2AY.
£150,000

Whittaker Est. 1930
& Biggs

Clayton Avenue, Congleton, CW12 2AY.

A well-presented and attractively priced three bedroomed mid terraced family home complete with full uPVC double glazing and gas central heating. Clayton Avenue is situated within the ever-popular Buglawton area, with great access to the local schools, amenities and the stunning countryside right on your doorstep, with Bosley cloud and Macclesfield Canal being a short distance away.

The accommodation briefly comprises of an entrance hallway, lounge, defined dining area and kitchen with integral appliances and benefits from overlooking the rear garden.

To the first floor there are three generously sized bedrooms a family bathroom and separate WC.

Externally, the rear of the property has an extensive easily maintainable fully enclosed rear garden mainly laid to lawn with a patio area, perfect for children to play and family outdoor activities, whilst also benefiting from off-road parking at the rear of the property.

The front of the property is laid to lawn with a paved pathway leading to the front door.

An early viewing comes highly recommended to fully appreciate what this property has to offer.



Entrance Hall

Having a uPVC double glazed front entrance door with obscured glass to the side, wood effect laminate flooring, Radiator.

Lounge 12' 5" x 9' 9" (3.78m x 2.96m)

Having a uPVC double glazed window to front aspect, having a feature gas fire with granite inset and wood effect mantle over, wood effect laminate flooring, coving to ceiling and Radiator.

Dining Area 8' 11" x 8' 6" (2.73m x 2.58m)

Having a uPVC double glazed window to rear aspect overlooking the garden, wood effect laminate flooring, coving to ceiling and double radiator.

Kitchen 9' 5" x 9' 0" (2.87m x 2.75m)

Having a uPVC double glazed window and uPVC door with obscured glass to the rear aspect. Having a range of wood effect wall and base units with work surface over incorporating a stainless steel 1 1/2 bowl sink and drainer and chrome mixer tap, integrated single oven, four ring gas hob with stainless steel extractor hood over, Integrated fridge and separate freezer, dishwasher, space and plumbing for washing machine, Single radiator, tile splashback's and vinyl flooring.

First Floor Landing

Having access to the loft

Bedroom One 11' 1" x 11' 6" (3.38m x 3.51m)

Having two uPVC double glazed window to front aspect, Wood affect laminate flooring and radiator.

Bedroom Two 12' 10" x 8' 6" (3.91m x 2.58m)

Having uPVC double glazed window to rear aspect, wood affect laminate flooring and radiator.

Bedroom Three 8' 10" x 8' 1" (2.68m x 2.46m)

Having a uPVC double glazed window to front aspect, wood effect laminate flooring and radiator.

Bathroom 5' 6" x 6' 9" (1.67m x 2.07m)

Having a uPVC obscured double glazed window to rear aspect, two-piece white suite comprising of a bath with chrome mixer taps over incorporating a mains fed shower over, Countertop basin with chrome separate mixer taps, and storage underneath. Fully tiled walls, wood effect laminate flooring and double radiator.

Separate WC 203' 5" x 5' 6" (62m x 1.67m)

Having a uPVC double glazed window to rear aspect, a WC, wood effect laminate flooring.

Externally

Easily maintainable rear garden, mainly laid to lawn and patio area, off road parking is provided at the rear of the property.

To the front of the property there is a lawned area with a paved path to the front of the property.

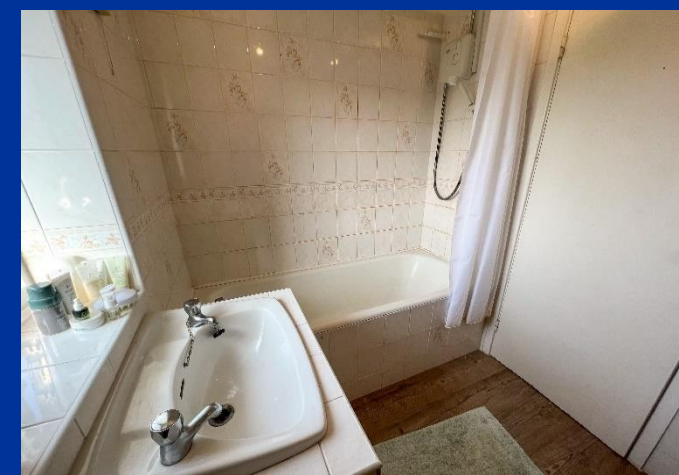
Note:

Council Tax Band -B

EPC Rating: D

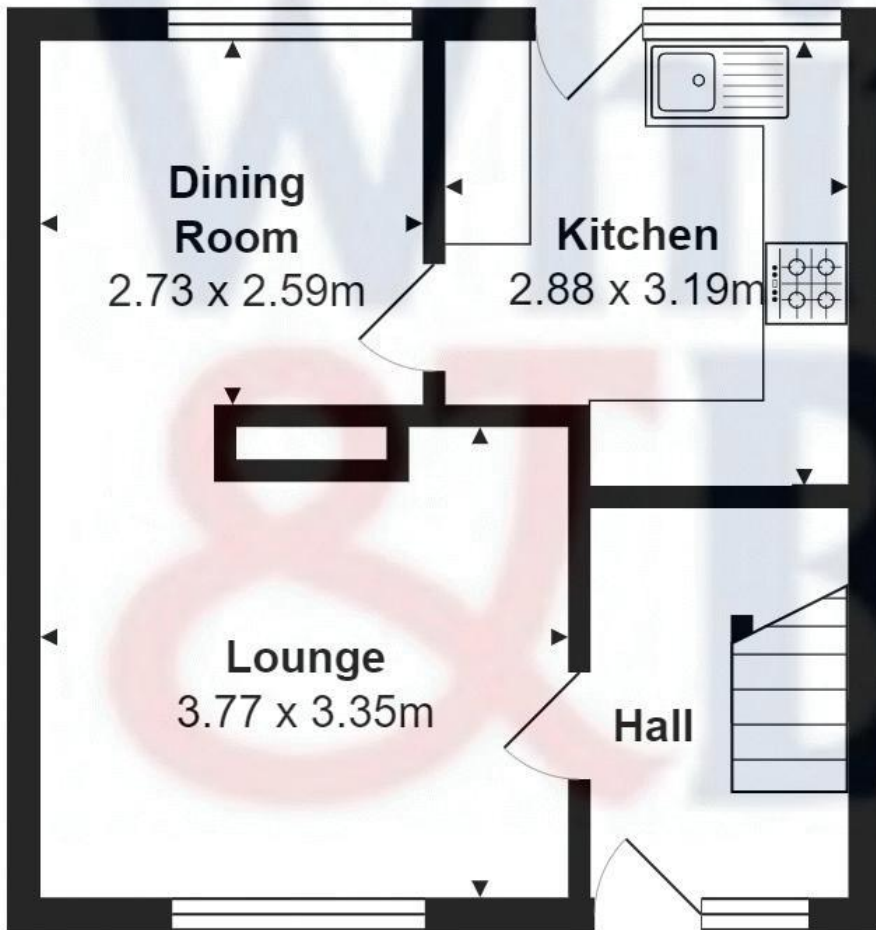
Tenure: believed to be Freehold



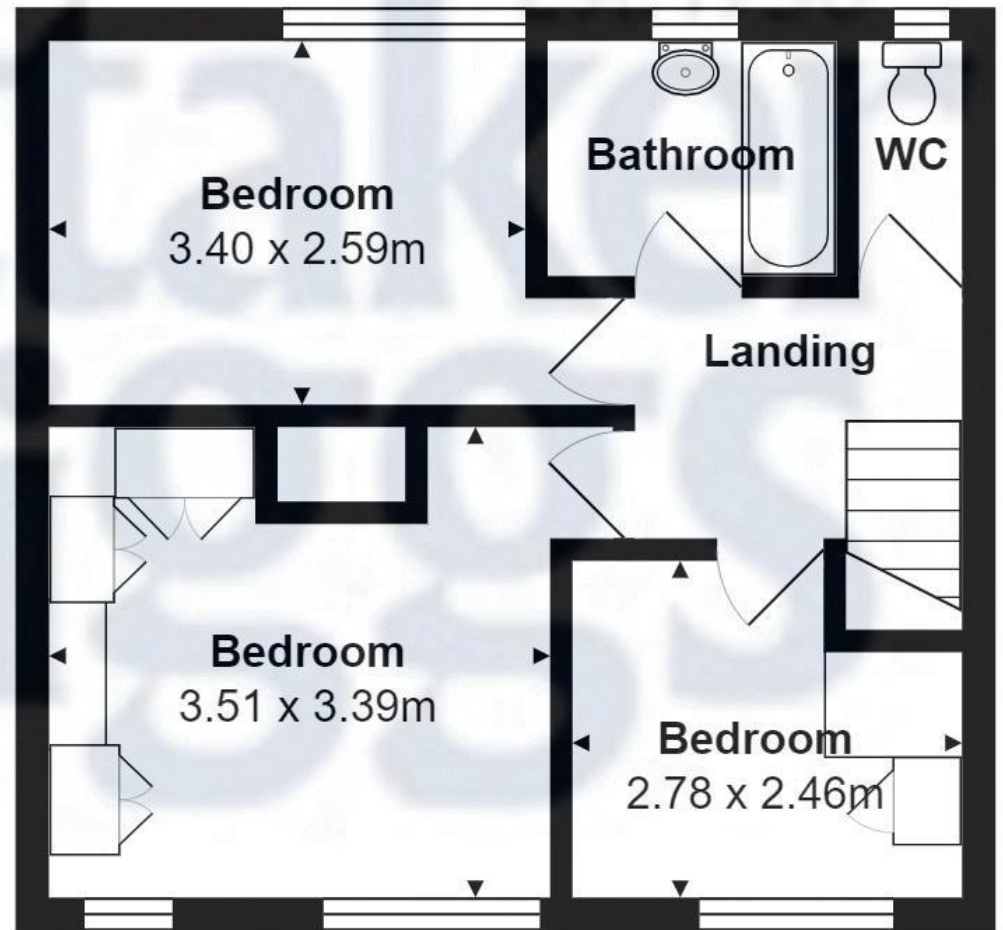


Total Area: 75.0 m²

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



Ground Floor



First Floor



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