



Est. 1930
**Whittaker
& Biggs**
FOR SALE | 01260 273241
whittakerandbiggs.co.uk

Bowness Court, Congleton, CW12 4JR.
£299,995

Est. 1930
**Whittaker
& Biggs**

Bowness Court, Congleton, CW12 4JR.

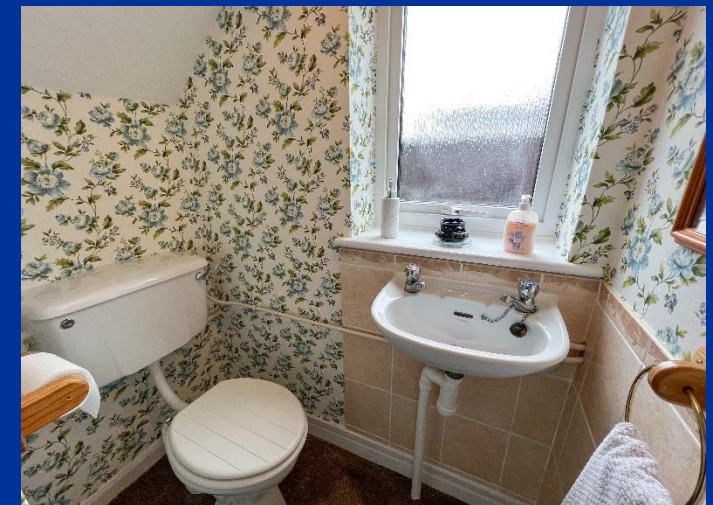
We are pleased to present to the market this delightful three bedroomed detached home sat proudly on a corner plot in a quiet cul de sac within the highly sought after location of West Heath.

This detached home benefits from well-proportioned accommodation to the ground floor having a welcoming entrance hall allowing access to the kitchen and fantastic sized lounge plus a separate dining room and a further reception room which can be used for variety of uses and has created the generous sized extension to the rear of the home without any infringement on the lawned gardens, there is also a downstairs cloakroom for your convenience.

To the first floor there are three good sized bedrooms and a family bathroom with two of the bedrooms enjoying pleasant views of the garden.

Externally there is a spacious rear garden which has been immaculately kept with a range of well stocked borders, mature plants and shrubbery plus the added benefit of a patio area extending to the side which is perfect for relaxing and entertaining all year round.

There is a separate detached single garage with ample off-road parking.



West Heath benefits from excellent schools at primary and secondary level are all within walking distance, while West Heath shopping facilities caters for all your needs. There are excellent commuter links and are on your doorstep, whilst being on the cusp of the picturesque Astbury country park.

A viewing comes highly recommended to fully appreciate this home.

Entrance Hall

having a UPVC wooden front entrance door with obscure windows to the front aspect access into the hallway. Coving to ceiling, double radiator, tiled flooring.

Lounge 21' 5" x 11' 10" (6.53m x 3.61m)

having a UPVC double glaze window to the front aspect, featuring a marble effect mantle, hearth and surround with a Coal effect gas fire. Double radiator. Coving to ceiling.

Kitchen 10' 8" x 8' 11" (3.25m x 2.73m)

having a range of wood effect wall and base units with work surfaces over incorporating a stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap over, flooring, gas hob with extractor hood over, integrated oven, space and plumbing for washing machine, space for fridge and freezer. having a UPVC double glazed window to the side aspect. Half tiled walls. Vinyl flooring. Storage cupboard incorporating the boiler.

Dining Room 11' 0" x 9' 4" (3.36m x 2.85m)

having a UPVC double glaze window to the rear aspect overlooking the garden. Coving to ceiling, double radiator.

Family Room/Office 10' 11" x 11' 7" (3.34m x 3.54m)

Having UPVC double glazed sliding doors with access to the garden. Double radiator, coving to ceiling.

Cloakroom/WC

having a UPVC double glazed obscure window to the side aspect, comprising of a two-piece white suite. Having a WC, wall mounted hand wash basin with chrome single taps over. Tiled splash backs.

Bedroom One 10' 10" x 12' 10" (3.3m x 3.92m)

having a UPVC double glaze window to the rear aspect. Double radiator, coving to ceiling.

Bedroom Two 10' 8" x 9' 9" (3.26m x 2.97m)

Having a UPVC double glaze window to the front aspect. Double radiator.

Bedroom Three 10' 9" x 8' 2" (3.28m x 2.48m)

having a UPVC double glaze window to the rear aspect, would affect storage cupboards in recess. Double radiator

Family Bathroom 6' 3" x 6' 8" (1.91m x 2.03m)

Having a UPVC obscured window to the front aspect. Comprising of a three-piece suite with a panelled bath with separate shower attachment over, pedestal hand wash basin with chrome single taps over, WC. Half tiled walls, an Aqua board in the shower cubicle, wood effect vinyl flooring, double radiator.

Note:

Council Tax Band: D

EPC Rating: D

Tenure: believed to be Freehold









Ground Floor



First Floor



Garage

Total floor area 122.0 sq. m. (1,313 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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 nonstandard lenses

16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**