



Semper Close, Congleton, CW12 2BJ.
£260,000

Whittaker ^{Est. 1930}
& Biggs

Semper Close, Congleton, CW12 2BJ.

We are pleased to present to the market this immaculately presented three/four-bedroom semi-detached home situated on an extensive corner plot and located within a quiet cul-de-sac in the much sought after area of Buglawton.

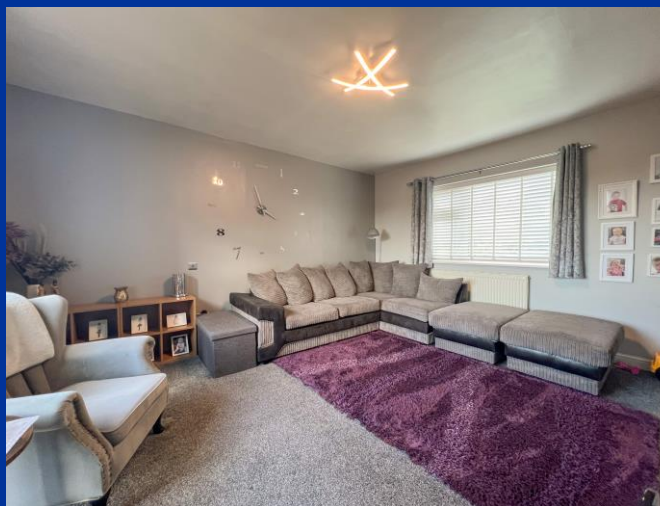
The property benefits from being within close proximity of Congleton Town Centre and the fantastic amenities it provides whilst offering excellent primary and high schools plus being on the cusp of Bosley Cloud, Biddulph Valley Way and Macclesfield Canal.

Internally the property comprises to the ground floor a large lounge with a walk-in bay window, plus a defined dining area, a good-sized breakfast kitchen, a recently refurbished family shower room and a superb size additional reception room which can be used for a variety of uses including a fourth bedroom if desired.

To the first floor there are three bedrooms including a large front bedroom with built in storage.

Externally the property boasts off road parking to the rear and a tiered garden with patio areas, whilst to the front of the home there is a low maintenance gravelled frontage and to the side an additional lawned garden.

A viewing come highly recommended to fully appreciate what this beautiful home has to offer.



Entrance

Having a UPVC front entrance door.

Entrance Hall

Having a UPVC double glazed window to the front and side aspect, stairs to the first floor and access into the lounge.

Lounge/Diner 15' 3" x 12' 8" (4.64m x 3.86m)

Having a walk-in bay UPVC double glazed window to the front aspect. Comprising of a wood effect mantle and surround with marble hearth featuring a coal effect gas fire. Coving to ceiling.

Defined Dining Area 7' 0" x 9' 3" (2.14m x 2.82m)

Featuring an archway with a defined dining area and access into the breakfast kitchen.

Kitchen/Breakfast Room 7' 10" x 14' 5" (2.40m x 4.39m)

Having a UPVC double glazed window to the rear and side aspect overlooking the gardens, UPVC rear entrance door with access to the rear. With a range of wall cupboard and base units with work surfaces over incorporating a sink and drainer with mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge freezer, single oven and a four ring gas hob. Separate and useful breakfast bar. Vinyl flooring. Radiator.

Family Room/ Bedroom Four 14' 5" x 12' 6" (4.39m x 3.81m)

Having a UPVC double glazed window to the front aspect and UPVC double glazed sliding doors to the rear aspect overlooking the gardens. Double radiator.

Family Shower Room 7' 9" x 6' 1" (2.36m x 1.86m)

Having an on-trend three-piece suite comprising of a enclosed shower cubicle with rainfall showerhead over, low-level WC with push flush wall mounted wash hand

basin with vanity unit and storage underneath. Karndean flooring. Inset spotlights. Column radiator. UPVC obscured window to the side aspect.

First Floor Landing

Having a double glazed window to the side aspect. Access to the loft.

Bedroom One 11' 4" x 12' 9" (3.46m x 3.88m)

Having a UPVC double glazed window to the front aspect, radiator. Cupboard with built in storage.

Bedroom Two 9' 9" x 9' 3" (2.97m x 2.81m)

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

Bedroom Three 6' 11" x 6' 4" (2.11m x 1.92m)

Having a UPVC double glazed window to the rear aspect. Radiator.

Externally

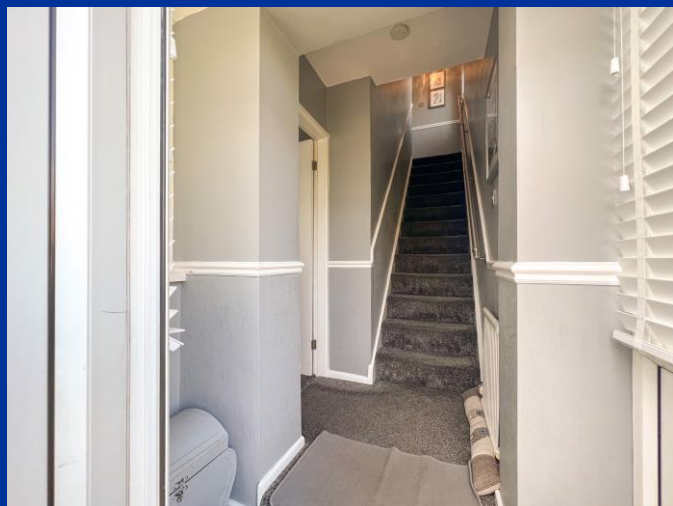
Having a gravelled frontage and a low maintenance lawned garden to the side. With hedged boundaries. To the side there is a low maintenance lawned garden. To the rear there are tiered flagged patio areas

Note:

Council Tax Band: C

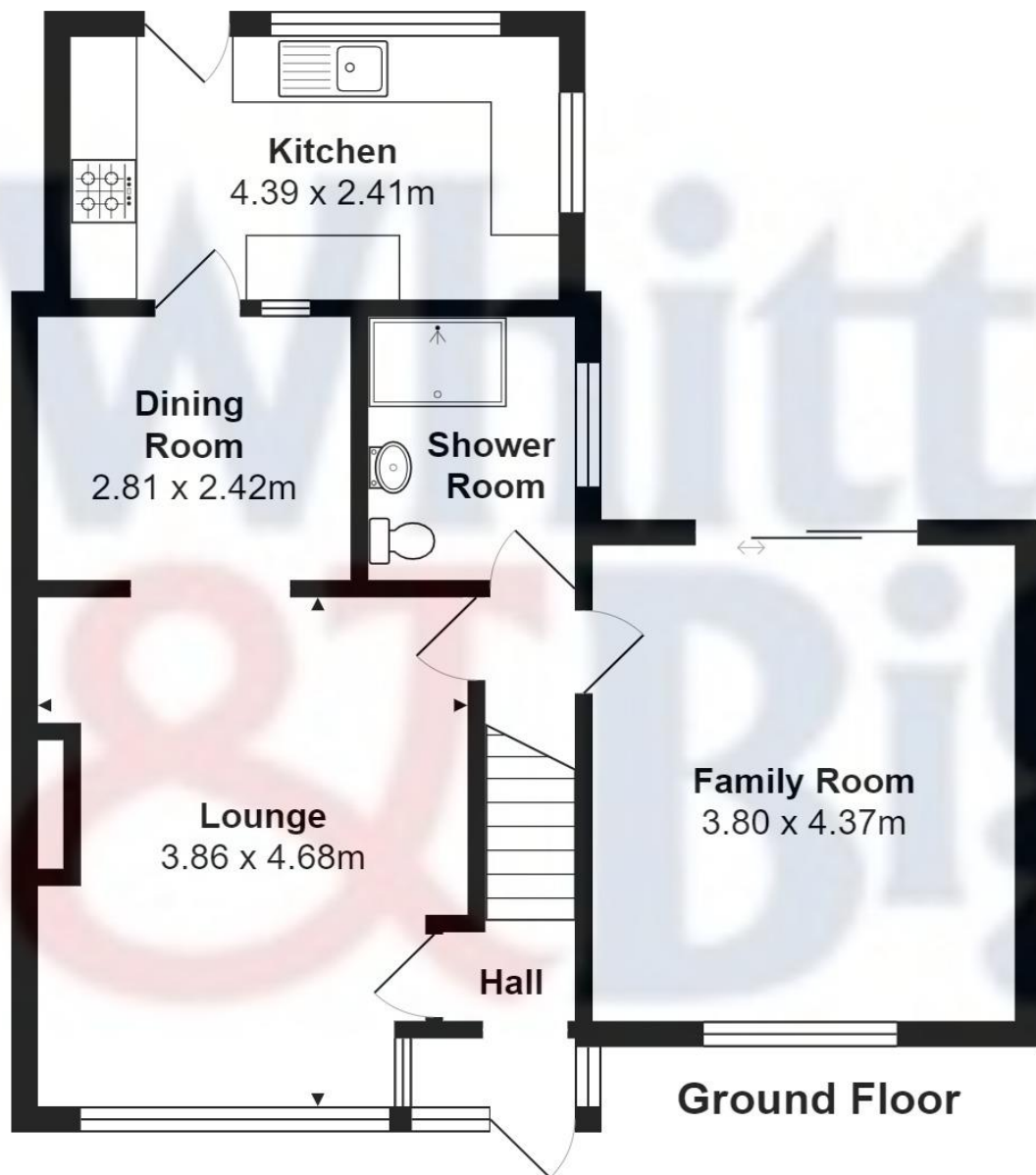
EPC Rating: TBC

Tenure: Freehold



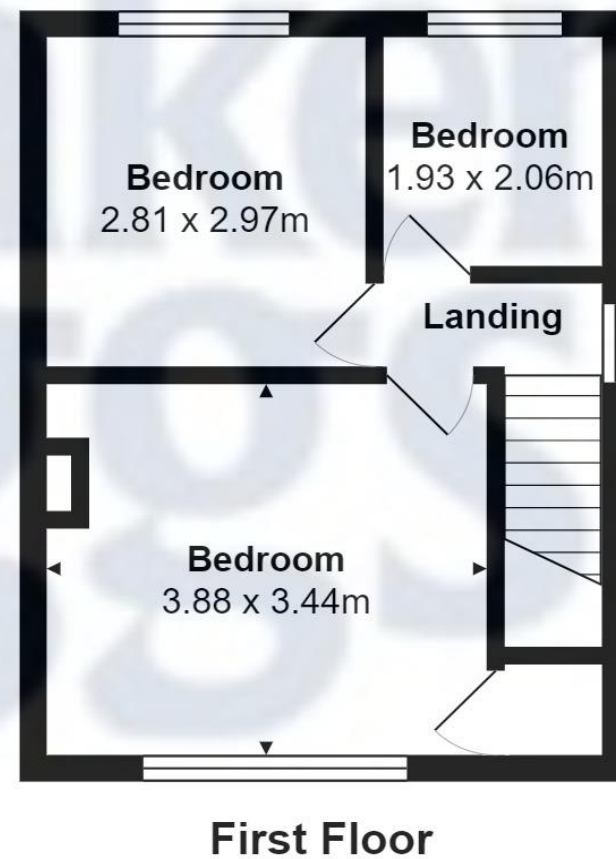


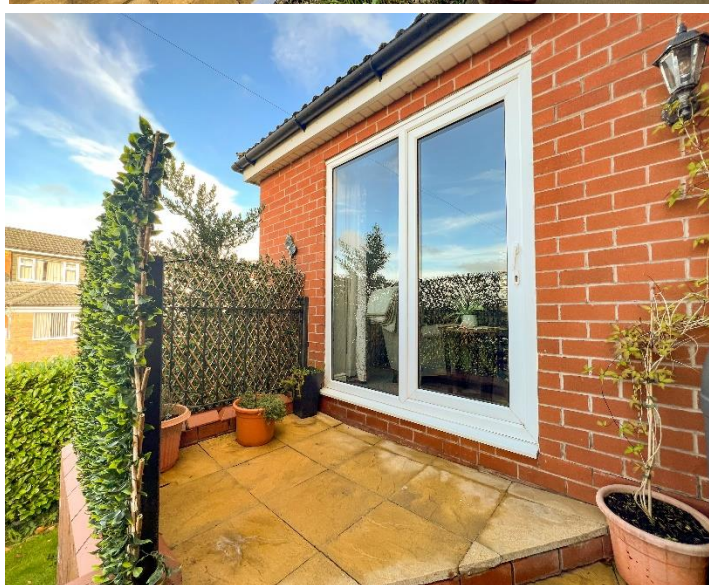




Total Area: 95.5 m²

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





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

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**