



New Street, Congleton, CW12 3AH.
£220,000

Whittaker & Biggs Est. 1930

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We are delighted to offer for sale this substantially sized double fronted end terrace home which has been reconfigured to provide a deceptively spacious property, the plot size is certainly a rarity which includes a detached garage and workshop.

To the ground floor there is an impressive 24ft lounge having double fronted windows allowing plenty of natural light to flood through, there is a further reception room at the rear of the property and a kitchen which has access to the enclosed patio area and spacious rear garden.

For your convenience there is a ground floor cloaks, shower room and utility.

From the first-floor galleried landing there are three double bedrooms with fitted wardrobes and a fantastic sized family bathroom.

Having ample off -road parking and being conveniently located within walking distance of Congleton town centre and its amenities,



the award winning Congleton Park and local schools, a viewing is highly recommended to fully appreciate what this home has to offer.

Lounge 24' 6" x 10' 0" (7.47m x 3.04m)

Having two uPVC double glazed windows to the front elevation, uPVC front entrance door, two double radiators and coving to ceiling, access to inner hallway.

Dining Room 10' 7" x 12' 0" (3.23m x 3.66m)

Having uPVC to rear elevation, coving to ceiling and a double radiator. Useful storage cupboard under stair.

Kitchen 10' 6" x 11' 9" (3.19m x 3.57m)

Having uPVC double glazed window to the rear elevation, range of cream shaker style base units with wood worktops over incorporating a stainless steel sink/drainage and mixer tap. Double oven and four ring gas hob, double radiator, original Terrazzo tiled flooring and access to-

Utility room/shower 8' 5" x 4' 10" (2.56m x 1.47m)

Having double width shower with chrome attachments and mixer tap, fully tiled, plumbing and space for washing machine and dryer. Two uPVC double glazed windows to rear elevation. Original quarry tile flooring

WC 4' 5" x 1' 7" (1.34m x 0.47m)

Having uPVC double glazed window to side elevation Low level WC, corner wash hand basin with chrome taps, original quarry tiles.

Rear Entrance Porch 6' 6" x 3' 8" (1.99m x 1.11m)

Having uPVC door to side elevation, double radiator and original quarry tiles.

First Floor Landing 11' 10" x 8' 2" (3.60m x 2.49m)

Having uPVC double glazed window to rear elevation, mahogany effect wooden spindle staircase, double radiator with access to the bedrooms and bathroom.

Bedroom One 10' 11" x 9' 10" (3.33m x 2.99m) max into recess

Having double glazed window to rear elevation, fitted wood effect wardrobes, coving to ceiling and double radiator.

Bedroom Two 9' 10" x 9' 6" (3.00m x 2.90m)

Having uPVC double glazed window to front elevation, fitted wardrobes, coving to ceiling and double radiator.

Bedroom Three 10' 2" x 9' 7" (3.11m x 2.92m)

Having uPVC double glazed window to rear elevation, fitted wardrobe and shelving, coving to ceiling, double radiator.

Bathroom 13' 6" x 6' 0" (4.12m x 1.83m)

Having uPVC double glazed obscured window to rear elevation, white modern suite incorporating a pedestal wash hand basin with chrome taps, low level WC, bidet, corner panelled bath with chrome mixer taps, separate fully enclosed shower cubicle with mains fed shower, partially tiled walls with dado rail, complimentary vinyl flooring and double radiator

Storage Cupboard 5' 7" x 2' 6" (1.69m x 0.75m)

Housing boiler and shelving

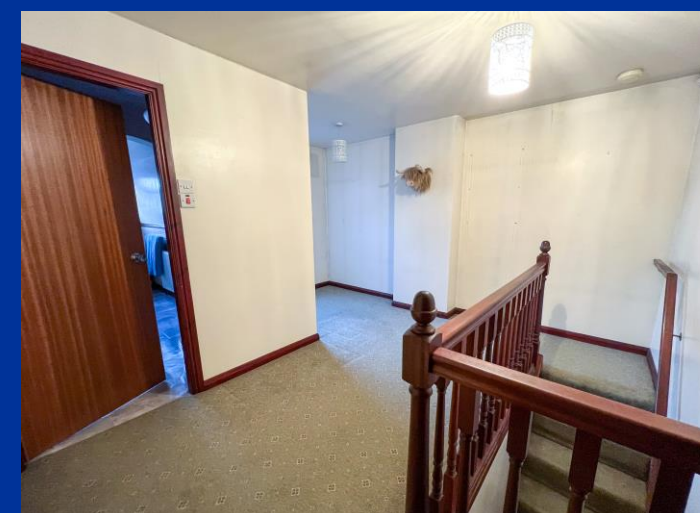
Garage 21' 2" x 11' 0" (6.45m x 3.36m)

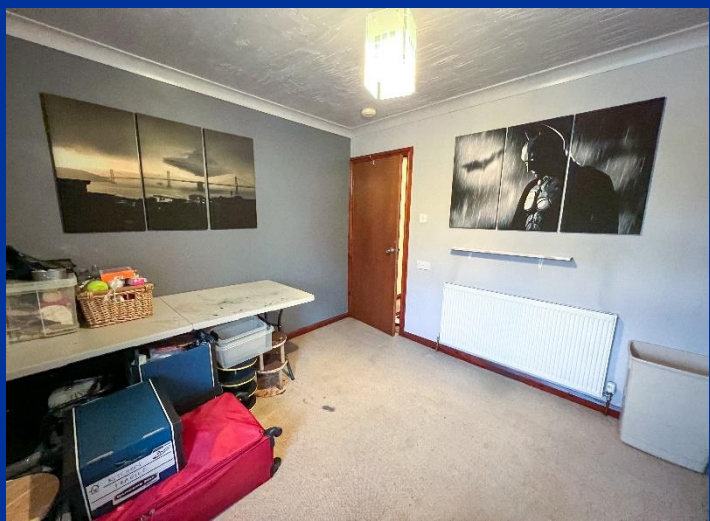
Up and over garage door, electric power.

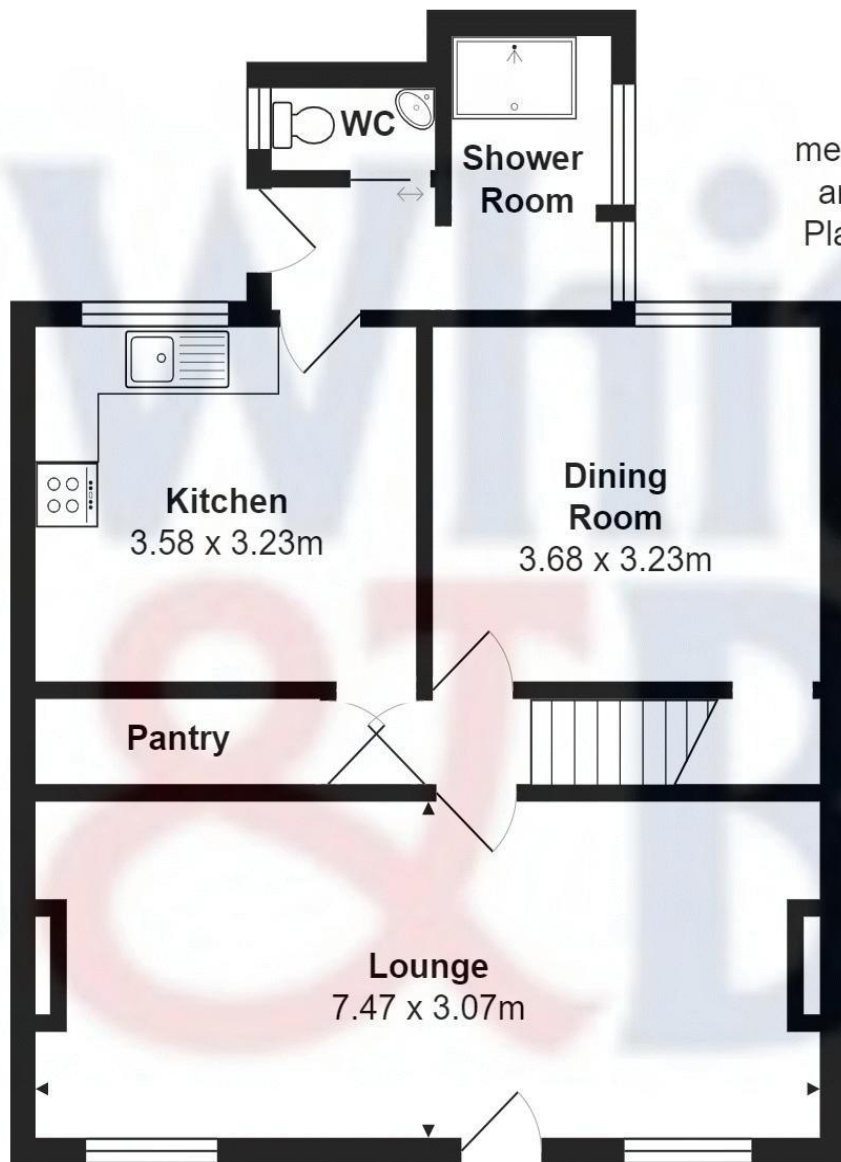
Workshop 10' 2" x 13' 0" (3.09m x 3.96m)

Council Tax Band: C

EPC Rating: TBC

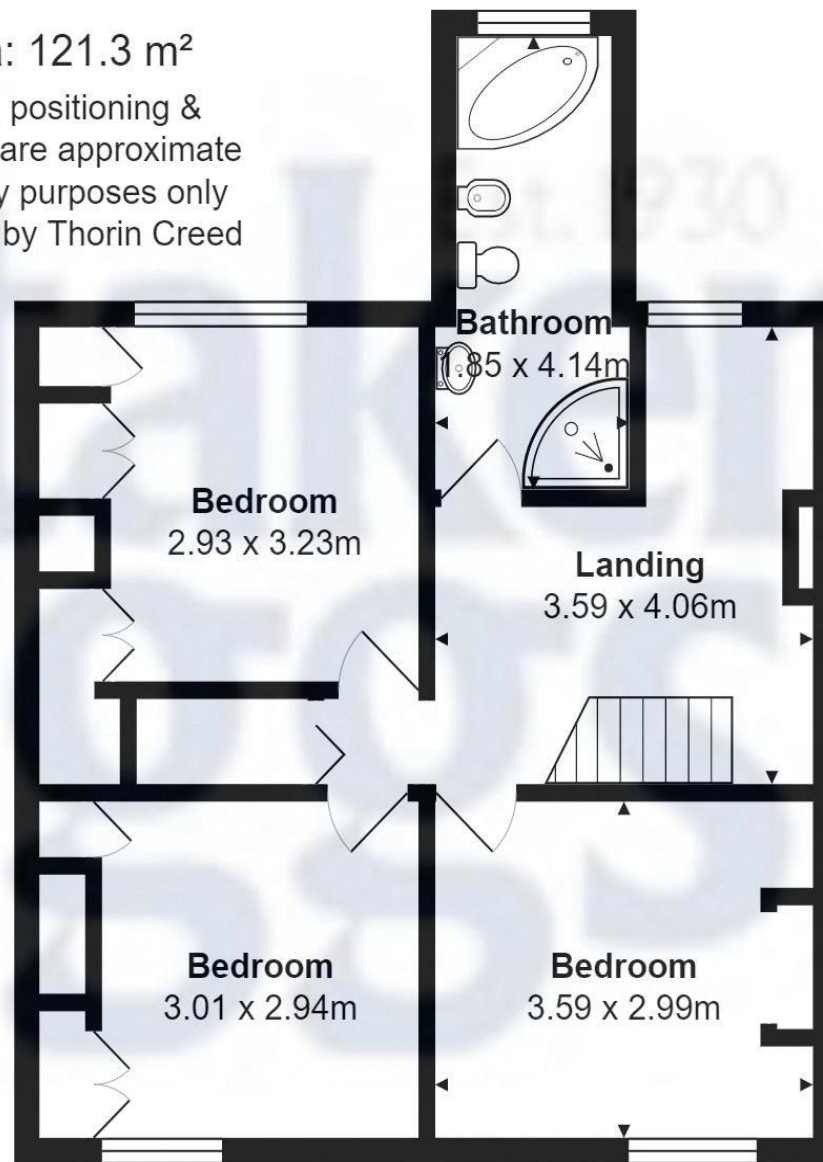






Total Area: 121.3 m²

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





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

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**