



# PRIORITY

PROPERTY SERVICES



**4 Bedrooms. Detached Family Home Well Positioned Within An Established Desirable Residential Location Close To Congleton Town Centre, & Popular Canal Side Walks. Modern Fitted Kitchen, Sep. Bay Fronted Dining Rm & Large Lounge. En-Suite.**



**Kestrel Close Congleton CW12 3FA**

**£305,000**

**ENTRANCE HALL**

Open spindle staircase allowing access to the first floor. Panel radiator. uPVC double glazed frosted window. uPVC door to the front elevation. Ceiling light point. Door to under-stairs cloakroom.

**GROUND FLOOR CLOAKROOM**

Low level w.c. Wash hand basin with hot and cold tap. Tiled splash-back. Panel radiator. Extractor fan. Ceiling light point.

**BAY FRONTED DINING ROOM 12' 0" x 8' 8" (3.65m x 2.64m)**

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation.

**KITCHEN 16' 8" into the utility recess x 8' 8" (5.08m x 2.64m)**

Range of modern fitted eye and base level units. Base units having work surfaces above with attractive tile splash-backs. Various power points over the work surfaces. Built-in one and half bowl sink unit with drainer and mixer tap. AEG induction hob with Elica stainless steel circulator fan/light above. Two built-in eye level AEG electric ovens with warming drawer at the base. Plumbing and space for dishwasher. Various drawer and cupboard space. Ample space for free-standing fridge or freezer. Space for fridge under the units. Utility area that has work surfaces above. Power points. Plumbing and space for washing machine. Space for dryer at the side. Tiled floor. Built-in storage cupboard. Ceiling light point. uPVC double glazed window with pleasant views to the rear. Timber double glazed door towards the side.

**LOUNGE 17' 10" x 15' 0" (5.43m x 4.57m) approx.**

Living flame gas fire set in an attractive marble inset and hearth. TV and telephone points. Large panel radiator. Low level power points. Coving to the ceiling with ceiling light points. uPVC double glazed windows to either side of the property. Single glazed double opening french doors allowing access and views into the conservatory.

**CONSERVATORY 14' 8" x 11' 2" (4.47m x 3.40m)**

Brick based construction and pitched roof. uPVC double glazed windows to the side and rear elevations allowing views out to the garden. Attractive tiled floor. Panel radiator. Telephone point. Low level power points. uPVC double glazed double opening french doors allowing access out to the side patio.

**FIRST FLOOR LANDING**

Open spindle staircase to the ground floor entrance hall. Loft access point. Panel radiator. Cylinder cupboard with slatted shelf above. Doors to principal rooms.

**BEDROOM 1 11' 10" x 11' 8" (3.60m x 3.55m)**

Panel radiator. Low level power points. Centre ceiling light point. TV recess with inset light, TV point and double power socket. Built-in his 'n' hers set of double opening wardrobes. Side hanging rails and shelving. Door allowing access to the en-suite. Two uPVC double glazed windows to the front elevation.

**EN-SUITE**

Low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below. Chrome coloured mixer tap. Shaver point above. Large shower cubicle with wall mounted chrome coloured mixer shower. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the side.

**BEDROOM 2 13' 0" x 9' 2" (3.96m x 2.79m)**

Panel radiator. TV recess with power point, TV point and inset light. Ceiling light point. uPVC double glazed window to the front.

**BEDROOM 3 9' 10" x 8' 10" (2.99m x 2.69m)**

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear.

**BEDROOM 4 9' 2" x 7' 8" (2.79m x 2.34m)**

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the rear elevation.

**FAMILY BATHROOM 7' 2" x 6' 2" (2.18m x 1.88m)**

Low level w.c. Pedestal wash hand basin with hot and cold tap. Panel bath with hot and cold tap. Tritron T80 electric shower over the bath. Glazed shower screen. Extractor fan. Ceiling light point. Panel radiator. High level uPVC double glazed frosted window to the rear.

**EXTERIOR FRONT**

The property is approached via a tarmac driveway allowing off road parking for approx. two vehicles. Easy vehicle access to the garage. Gated flagged pedestrian access at either side of the property to the rear. Lawn garden with mature tree. Canopied entrance with lantern reception light. Up and over door to the integral garage.

**EXTERIOR REAR**

Generous flagged patio area off the conservatory. Rear garden is mainly laid to lawn with a selection of mature hedgerows and timber fencing forming the boundaries.

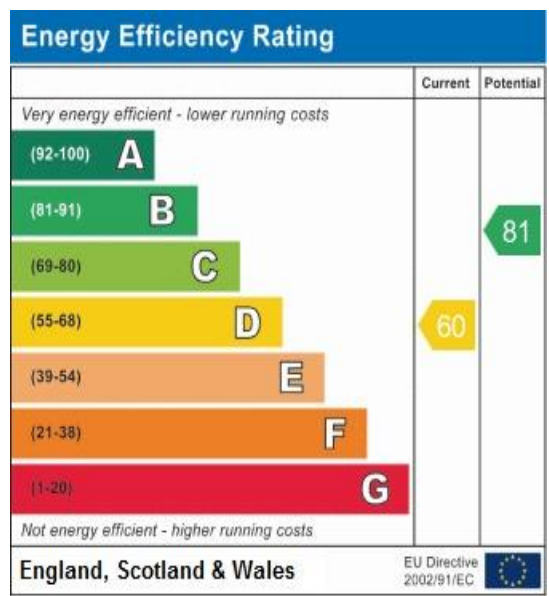
**VIEWING**

Is strictly by appointment via the selling agent.



### Biddulph's Award Winning Team





Address:  
Kestrel Close

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.