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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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41 The Parklands
Congleton, Cheshire CW12 3DS

Selling Price: £275,000

- EXTENDED 3 BED SEMI DETACHED
- OPEN PLAN LIVING DINING KITCHEN
- TREBLE WIDTH BLOCK PAVED DRIVEWAY
- ENCLOSED SOUTH FACING REAR GARDEN
- POPULAR CUL-DE-SAC LOCATION
- SHORT WALKING DISTANCE OF TOWN, RAILWAY STATION & SHOPS

FOR SALE BY PRIVATE TREATY (Subject to contract)

Be quick and make that viewing, properties in this prestige location off Park Lane tend to sell very quickly

The Parklands is a pleasant development with a mix of housing styles and this well presented home is sure to appeal.

The property is built in an attractive 'mock tudor' style of brick elevations with PVCu double glazing, gas fired central heating all under a tile roof.

To the front the garden has been converted to provide a generous block paved driveway with PVCu double glazed front door to an internal entrance porch with door to lounge having feature gas fireplace and door to 'wow factor' extended living dining kitchen with attractive units and double doors to the rear south facing garden which is fully enclosed and mainly laid to lawn with shrub borders.

At first floor level the landing has access to the roof space and doors to all rooms. Bedroom one is at the front and extends to the whole width of the property and having deep storage cupboard. In the centre of the property is the family bathroom and to the rear are two further bedrooms.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door to:



PORCH : Laminate floor. Door to W.C.

SEPARATE W.C. : Low level W.C. Wash hand basin. Radiator. Laminate floor.

LOUNGE 15' 2" x 11' 5" (4.62m x 3.48m): PVCu double glazed window. Feature fireplace with inset living flame gas fire. Radiator. Laminate floor. Stairs with cupboard below. Door to kitchen.

LIVING DINING KITCHEN 17' 7" x 14' 3" (5.36m x 4.34m): PVCu double glazed double doors and window to rear. White base and eye level units with roll edge laminated granite effect surfaces inset. One and a half bowl sink with drainer and mixer tap. Gas hob with extractor above and electric oven below. Concealed gas central heating boiler. Two radiators. Tiled floor. Plumbing and space for washing machine. Space for large fridge freezer.

First Floor :

LANDING : Access to roof space. Doors to:

BEDROOM 1 FRONT 14' 4" x 9' 4" (4.37m x 2.84m) maximum: PVCu double glazed window to front aspect. Radiator. Door to deep cupboard over the stairs.

BEDROOM 2 REAR 10' 6" x 8' 0" (3.20m x 2.44m): PVCu double glazed window to rear aspect. Radiator.

BEDROOM 3 REAR 7' 10" x 6' 0" (2.39m x 1.83m): PVCu double glazed window to rear aspect. Radiator.

BATHROOM : PVCu double glazed opaque window. Low level W.C. Pedestal wash hand basin. Panelled bath with hand grips and mixer shower tap and curtain over. Part tiled walls. Radiator.

Outside :

FRONT : Treble width brick block driveway.

REAR : Enclosed with sunny aspect and patio leading onto the lawn with border.



TENURE : Freehold (subject to solicitors verification)

SERVICES : All mains services are connected (subject to solicitors verification)

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 3DS

