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Offers in the Region Of
£265,000

- WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME
- SPACIOUS DINING KITCHEN
- LOUNGE & CONSERVATORY
- BLOCK PAVED DRIVEWAY TO FRONT
- ENCLOSED REAR GARDEN
- WITHIN WALKING DISTANCE TO TOWN CENTRE

A tastefully presented home

This property has been well maintained and improved over the years having a conservatory to the rear, attractive modern fitted kitchen and tastefully decorated.

This home benefits from gas fired central heating and PVCu double glazing and comprises: front door to entrance hall with stairs and door to lounge with access to the rear conservatory, dining fitted kitchen with door to side passage with outbuilding/store which other properties have converted into further residential accommodation.

At first floor the landing allows access to three generous bedrooms and bathroom.

Externally to the front there is a driveway and to the rear is an enclosed mainly laid to lawn garden.

The location of this property is convenient and very sought after within a short walking distance of Congleton town centre and a local primary school. Also nearby is the picturesque village of Astbury and equally convenient for Astbury Mere Country Park, which offers an oasis, attracting an abundance of nature and wildlife, an excellent environment for families to enjoy pursuits such as cycling, lakeside walks and water sports.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to hall.

HALL : Radiator. Stairs. Single power point. Gas and electric meter and consumer unit. Laminate floor. Doors to kitchen and lounge.

LOUNGE 18' 3" x 12' 9" (5.56m x 3.88m): Coving to ceiling. PVCu double glazed window. Radiator. Sliding patio windows to conservatory. Laminate floor.

CONSERVATORY 9' 9" x 9' 5" (2.97m x 2.87m): PVCu double glazed. Door to outside. Laminate floor.

KITCHEN/DINER 10' 5" x 11' 11" (3.17m x 3.63m): Two PVCu double glazed windows. PVCu double glazed door to side. Door to rear garden. Modern matching fitted base units with gas hob and canopy over and double oven below. Two brushed stainless steel sinks with mixer tap. Tiled to splashbacks. Space and plumbing for washing machine. Space for fridge. Extractor fan. Radiator. Laminate floor.

UTILITY 6' 11" x 17' 0" (2.11m x 5.18m) maximum: PVCu double glazed front and rear doors. Access to store.

STORE 7' 6" x 6' 0" (2.28m x 1.83m):

First Floor :

LANDING : Coving to ceiling. PVCu double glazed window to front. Doors to all rooms. Door to cupboard with gas combi central heating boiler.

BEDROOM 1 REAR 11' 7" x 10' 3" (3.53m x 3.12m): PVCu double glazed window. Fitted double wardrobe in chimney breast and shelving to other side. Feature timber panelling to one wall. Radiator.

BEDROOM 2 REAR 11' 7" x 9' 5" (3.53m x 2.87m): Coving to ceiling. PVCu double glazed window to rear. Access to roof space. Radiator.

BEDROOM 3 FRONT 8' 0" x 8' 0" (2.44m x 2.44m): PVCu double glazed window to front aspect. Radiator.

BATHROOM : Opaque windows to front and side aspect. White suite comprising: low level W.C., wash hand basin with mixer tap set within vanity unit and 'P' shaped bath with shower and screen over. Chrome heated towel rail/radiator. Fully tiled walls.

Outside :

FRONT : Block paved drive.

REAR : Enclosed by fence panelling and hedge having stone flag steps up to lawn and alfresco dining area at the bottom of the garden.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SAT NAV: CW12 4BY

