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11 Annan Close
Congleton, Cheshire CW12 3RZ

Selling Price: £280,000

- LINK DETACHED PROPERTY LOCATED IN POPULAR LOCATION
- TWO BEDROOMS
- CONSERVATORY
- DRIVEWAY TO FRONT & DETACHED SINGLE GARAGE
- GOOD SIZED REAR GARDEN
- NO CHAIN

NO CHAIN

A link detached located at the quiet end of a development at the top of the cul-de-sac.

The property benefits from a nice plot with extensive car parking to the front and side terminating at the detached single garage.

The property has a good sized garden compared to new build properties having patio, lawn and shrub area with timber storage shed.

The full double glazed accommodation has gas fired central heating and comprises hall with stairs, lounge, fitted dining kitchen and conservatory overlooking the rear garden.

At first floor level, the landing allows access to two good sized bedrooms with fitted furniture and a separate bathroom.

Be quick with the viewing as the location of this home is very sought after being within walking distance of the train station, canal, Hightown shops and other amenities, and within a short walking distance of two primary schools.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL : Stairs. Radiator. Door to:

LOUNGE 13' 4" x 10' 2" (4.06m x 3.10m) plus under stairs recess: PVCu double glazed bow window to front aspect. Feature fireplace. Radiator. Door to:

KITCHEN/DINER 9' 3" x 13' 2" (2.82m x 4.01m): PVCu double glazed window to rear. Feature timber panelled wall. Fitted with a range of eye level and base units with stainless steel single drainer sink unit inset. Gas hob with extractor over. Split level oven. Fitted fridge. Space and plumbing for washing machine. Radiator. Concealed Glow-worm gas central heating boiler. Door to:

CONSERVATORY 11' 3" x 7' 7" (3.43m x 2.31m): PVCu double glazed windows and door. Radiator. Tiled floor.

First Floor :

LANDING : Access to roof space. Door to airing cupboard with cylinder and linen shelves. Doors to bedrooms and bathroom.

BEDROOM 1 FRONT 13' 2" x 9' 6" (4.01m x 2.89m): Two PVCu double glazed windows. Radiator. Cupboard over stairs. Separate wardrobe. Fitted dressing table.

BEDROOM 2 REAR 6' 9" x 9' 3" (2.06m x 2.82m): PVCu double glazed window . Fitted wardrobes.

BATHROOM : PVCu double glazed opaque window, White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath. Radiator. Half tiled walls.

Outside :

FRONT : Large drive to front with parking for three cars extending to side with parking for a further car and terminating at the garage. Wrought iron gate.

REAR : Fully enclosed having patio leading onto lawn and mature plants, trees and borders. Garden shed. Outside tap.

DETACHED GARAGE 16' 9" x 9' 8" (5.10m x 2.94m) internal measurements: Up and over door. Side pedestrian door. Window to side and rear. Power and light.

TENURE : Freehold (subject to solicitor's verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 3RZ

