



16 Congleton Road South

ST7 3AP

£695,000



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STEPHENSON BROWNE

A stunning five/six bedroom detached family home presented to the highest of standards having been fully refurbished in recent years, and a real credit to the current owners!

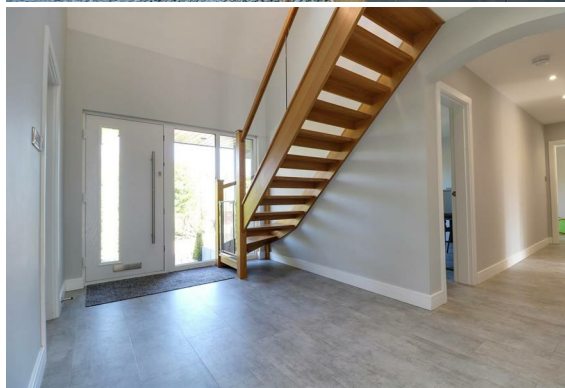
The property has undergone a no expense spared renovation to create a gorgeous home which offers spacious accommodation throughout, with versatile accommodation to suit a large family if needed! Featuring underfloor heating and smart-app controlled exterior lighting.

A welcoming entrance hallway leads to the lounge, a well-proportioned kitchen/diner with an island and bi-folding doors to the rear garden, with access to a useful utility room and downstairs W/C. A fifth bedroom, family room (or potential sixth bedroom) and a study complete the ground floor. Upstairs, there are four spacious bedrooms and a family bathroom, with the principal bedroom featuring Juliet balcony, walk-in wardrobe/dressing room and an en-suite, whilst the second bedroom also features an en-suite shower room.

Off-road parking for multiple vehicles is provided via a gravelled driveway and a double garage, whilst the property benefits from a sizeable garden which is mostly laid to lawn with a porcelain paved patio and a composite decked terrace area. A real suntrap, the garden wraps around the rear and side of the property, with views over the adjacent fields.

Situated on Congleton Road South, the property is perfectly placed for the wealth of amenities within Alsager, Kidsgrove and Newcastle-under-Lyme, with excellent transport links to commuting routes such as the M6, A500 and A34. Several schools are nearby, including The Reginald Mitchell Primary School, St Saviour's C of E Academy, and The King's Church of England Academy. Leisure facilities such as Kidsgrove Leisure Centre and walks along the Trent & Mersey Canal also also in easy reach, with the canal being just in front of the property.

A huge family home which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing



Entrance Hall

Double glazed window to front, composite front door, luxury vinyl flooring, under floor heating.

Lounge

20'3" x 16'9"

Two double glazed window to front, fireplace, luxury vinyl flooring, rock face tiled wall, under floor heating, LED lights.

Kitchen/Diner

25'4" x 12'0"

Double glazed window to rear, bi fold doors to rear, and patio doors to side, range of fitted wall and base kitchen cupboards, inset sink with instant boil tap, work surfaces, built in Neff cooker, Neff induction hob, centre island ceiling mounted cooker hood, integrated fridge, integrated dishwasher, built in speakers, luxury vinyl flooring, under floor heating.

Utility Room

7'10" x 7'8"

Double glazed window to rear, fitted wall and base cupboards, work surfaces, integrated freezer, space for washing machine, space for tumble dryer, luxury vinyl flooring, under floor heating.

Downstairs W/C

Double glazed window to rear, low level W/C, vanity unit and hand wash basin, extractor fan, luxury vinyl flooring, under floor heating.

Bedroom Five

13'9" x 10'5"

Double glazed window to front, luxury vinyl flooring, under floor heating.

Family Room/Bedroom Six

26'4" x 10'11"

Double glazed window to front and rear, luxury vinyl flooring, under floor heating.

Study

12'0" x 8'2"

UPVC double glazed window, fitted carpets, underfloor heating.

Landing

Two velux sky lights, oak and glass balustrade, loft access, storage cupboard, radiator.

Bedroom One

20'3" x 12'9"

Two skylights, double glazed patio doors with Juliet balcony, two radiators, walk in wardrobe with fitted wardrobes and double glazed window and radiator and thermostatic control, loft storage.



Dressing Room/Wardrobe

10'9" x 6'4"

Fitted carpet, UPVC double glazed window, fitted wardrobes and dressing area.

En-Suite

9'1" x 6'4"

Double glazed window, tiled walls and tiled floors, floating WC, vanity unit and hand wash basin, double shower, towel holder radiator, extractor fan, under floor heating.

Bedroom Two

15'11" x 13'7"

Maximum measurements - Double glazed window to rear, thermostatic control, radiator, fitted carpet.

En-Suite

11'0" x 6'8"

Double glazed window, tiled walls and floors, Low level W/C, vanity unit and hand wash basin, double shower cubicle, towel holder radiator, extractor fan, under floor heating.

Bedroom Three

14'0" x 11'10"

Double glazed window, radiator with thermostatic control, fitted carpet.

Bedroom Four

11'10" x 8'6"

Double glazed window to rear, radiator and thermostatic control, fitted carpet.

Bathroom

13'6" x 7'1"

Double glazed window, tiled flooring and tiled walls, floating WC, vanity unit and hand wash basin, bath, towel holder radiator, extractor fan, under floor heating.

Front Garden

Gravel driveway for multiple vehicles, decorative shrub and flower beds, steps to front door and paved walkway around.

Rear Garden

Porcelain paved patio, composite decked terrace/balcony, with inset hot-tub (to be included in the sale), large lawn area with shrubs and decorative flower boarders, views over fields to the side of the property.

Double Garage

20'3" x 20'2"

Double Garage, up and over electric door, power and lighting, automatic lights.

Council Tax Band

The council tax band for this property is F.



NB: Tenure

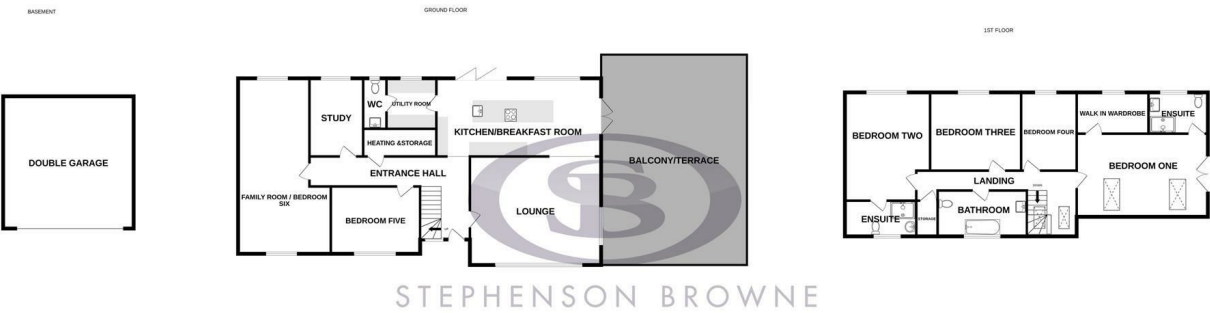
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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