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10 Mereside Avenue

Congleton, Cheshire CW12 4JZ

Selling Price: £475,000

- WELL PRESENTED DETACHED EXECUTIVE FAMILY HOME
- LOCATED ON SMALL CUL-DE-SAC
- TWO RECEPTIONS AND CONSERVATORY
- FOUR BEDROOMS, ONE HAVING A BALCONY
- TWO BATHROOMS
- TARMACADAM DRIVEWAY & ATTACHED DOUBLE GARAGE
- ENCLOSED GOOD SIZED REAR GARDEN
- CONVENIENT FOR TOWN CENTRE

This could be said to be the prime plot in this small convenient cul-de-sac situated close to Astbury Mere country park and within walking distance of the town centre.

The original builder who developed the site retained this plot and property for himself at the head of the cul-de-sac.

This attractive house is traditionally constructed of cavity brick with PVCu double glazing and having gas fired central heating.

Over the years it has been well maintained and the well laid out accommodation comprises: hall, lounge (having attractive fireplace), conservatory (with views over the garden and having a sunny aspect), dining room, fitted breakfast kitchen and cloakroom/W.C.

At first floor level the landing allows access to four good sized bedrooms, the master having an en suite and the second bedroom has a terrace balcony, and there is a family bathroom, completing the accommodation is a double garage with electric vehicular access door and pedestrian door to the utility room.

To the front it has a driveway for vehicular parking to the right hand side and to the rear are fully enclosed gardens and patio and is not overlooked.

An internal inspection comes highly recommended, book that viewing today!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed window and door to hall.

HALL : Double central heating radiator. Stairs. Laminate floor. Doors to principle rooms. Double doors to lounge.

LOUNGE 19' 6" x 12' 4" (5.94m x 3.76m): PVCu double glazed bow window. Feature Inglenook open fireplace. Two central heating radiators. Sliding patio windows to conservatory.

CONSERVATORY 10' 3" x 11' 0" (3.12m x 3.35m): PVCu double glazed window. Radiator. Double doors to outside. Tiled floor.

DINING ROOM 12' 0" x 10' 3" (3.65m x 3.12m): PVCu double glazed window. Radiator.

BREAKFAST KITCHEN 10' 6" x 19' 4" (3.20m x 5.89m): PVCu double glazed window to side and rear aspect. White hi-gloss fitted base and eye level units. Granite slate effect roll edge laminated surfaces. Neff double oven. Ceramic hob with extractor above. One and a half bowl single drainer stainless steel sink. Space and plumbing for dishwasher. Radiator. Tiled to splashbacks. Door to:

CORRIDOR : PVCu double glazed door to outside. Door to garage. Door to W.C.

W.C. : PVCu double glazed opaque window. White W.C. and wash hand basin. Radiator.

First floor :

LANDING : PVCu double glazed window to front aspect. Access to roof space. Door to airing cupboard with radiator and linen shelves. Doors to principle rooms.

BEDROOM 1 REAR 14' 8" x 9' 7" (4.47m x 2.92m): PVCu double glazed window to front aspect. Fitted bedroom suite comprising of wardrobes, bedside lockers, drawers, cupboards etc. Radiator. Door to en suite.

EN SUITE : PVCu double glazed opaque window. White suite comprising shower enclosure, wash hand basin and W.C. set in vanity unit. Fully tiled walls. Radiator.

BEDROOM 2 FRONT 11' 2" x 10' 9" (3.40m x 3.27m): PVCu double glazed window to front. PVCu double glazed door to railed balcony. Radiator. Fitted wardrobes.

BEDROOM 3 REAR 14' 4" x 8' 0" (4.37m x 2.44m): PVCu double glazed window to side and rear aspects. Radiator.

BEDROOM 4 FRONT 9' 2" x 8' 0" (2.79m x 2.44m): PVCu double glazed window. Radiator. Presently used as a study/work room.

BATHROOM : PVCu double glazed opaque window. White suite comprising: spa bath with mixer shower tap, wash hand basin and W.C. set in vanity unit. Radiator. Separate heated towel rail. Electric shaver point. Fully tiled walls.

Outside :

FRONT : Tarmac drive parking for a number of cars. Gate to each end.

SIDE : To the left side path, to the right hand side is a patio and lawn area with shed and greenhouse.

REAR : Fully enclosed with patio lawn borders and steps up to tiered area.

GARAGE 19' 1" x 16' 6" (5.81m x 5.03m): Electric up and over door. Power and light. Wall mounted central heating boiler. Plumbing for washing machine. Meters.

TENURE : Freehold (subject to solicitors verification)

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV CW12 4JZ

