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54 Bollin Drive

Congleton, Cheshire CW12 3SJ

Selling Price: £190,000

- MODERN TWO BED SEMI DETACHED
- MODERN KITCHEN & BATHROOM
- POPULAR RESIDENTIAL AREA
- DOUBLE GLAZING & GAS CENTRAL HEATING
- PARKING FOR TWO VEHICLES
- LAWNED REAR GARDEN
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

****NO CHAIN****

IN AN AREA OF CONSTANT DEMAND, THIS TWO BEDROOM SEMI DETACHED HOME IS LOCATED ON THE POPULAR GRANGELAND PARK DEVELOPMENT, CONVENIENT FOR THE TOWN CENTRE AND ALL AMENITIES.

The property benefits from double glazing throughout, gas central heating, double length brick block driveway and lawned garden to the rear.

The accommodation briefly comprises: entrance vestibule, lounge, modern dining kitchen, whilst to the first floor are two double bedrooms and bathroom fitted with a crisp white suite.

With Cheshire's countryside on its doorstep, and with Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station within walking distance providing links to national rail networks.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centres whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as



essential services such as chemists, doctors and dentists.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Hardwood entrance door to:

ENTRANCE HALL : Wood grained effect floor. Door to:

LOUNGE 16' 9" x 11' 1" (5.10m x 3.38m): Timber framed sealed unit double glazed window to front aspect. Double panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Electric fire with surround and stone effect hearth and back.

DINING KITCHEN 11' 1" x 9' 7" (3.38m x 2.92m): Fitted with a range of modern matt finished grey eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset with mixer tap. 4 ring electric hob with oven below and extractor over. Space and plumbing for washing machine. Single panel central heating radiator. Wall mounted Ideal gas central heating boiler. 13 Amp power points. Aluminium framed sealed unit double glazed patio doors to rear garden.

First Floor :

LANDING : Doors to:

BEDROOM 1 REAR 11' 1" x 10' 10" (3.38m x 3.30m): Timber framed sealed unit double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in storage cupboard.

BEDROOM 2 FRONT 11' 0" x 7' 10" (3.35m x 2.39m): Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. BT telephone point (subject to BT approval). 13 Amp power points. Access to roof space.

BATHROOM : Timber framed opaque double glazed window to side aspect. Modern white suite comprising: low level w.c.,



pedestal wash hand basin and panelled bath with thermostatically controlled shower over. Extractor fan. Chrome centrally heated towel radiator.

Outside :

FRONT : Lawned garden to the front of the property and a black paved driveway for 2 vehicles.

REAR : Lawned garden with patio area. Paved terrace beyond which is a lawned garden with space for a garden shed.

SERVICES : All mains services are connected.

TENURE : Freehold (Subject to solicitors verification)

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV CW12 3SJ

