



**9 Sussex Place, Cheshire, CW12 1PD**

**Offers in excess of £265,000**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

A Fabulous Three Bedroom Semi Detached Dormer Bungalow located in a popular residential area in the Market Town of Congleton. With quality fixtures and fittings throughout including solid oak floorings, a multi-fuel stove and stunning spiral staircase. Set in a quiet cul-de-sac position within easy reach of the Town Centre, local schools and Congleton Park.

### Denise White Estate Agents Comments

Nestled along a quiet cul-de-sac in the market town of Congleton, we are pleased to offer for sale this superb semi detached dormer bungalow! Having been modernised to an excellent standard throughout, featuring a spiral staircase and multi-fuel stove alongside quality fixtures and fittings throughout.

An Entrance Hall welcomes you to the property and provides access to the Lounge and through in to the Kitchen, which is fitted with a modern range of units with space for a range style cooker. The Lounge and Dining Room run the length of the property measuring an impressive 30 feet long, with solid oak flooring, a multi-fuel stove and French Doors leading to the rear garden. A stunning wrought iron spiral staircase sits proudly in the centre of the room and leads to the first floor accommodation while a door leads to an inner hallway which in turn leads to the Family Bathroom and Main Bedroom. The Bathroom is fitted with a luxurious modern suite, featuring a double ended freestanding bath and walk in shower cubicle. The Main Bedroom overlooks the garden through French Doors and benefits from an Ensuite Shower Room and Walk in Wardrobe, which in turn leads to a recently converted room at the rear of the property which is currently utilised as an office but would be suitable for a variety of uses. To the First Floor there are Two Further Bedrooms and access to a walk in loft storage space.

Externally, the property is approached over a driveway which provides off road parking for up to Three Vehicles and to the rear you will find a private and enclosed garden area which provides the perfect space for you to sit in the sunshine of the warmer months with family and friends while children and pets play on the lawn (or for you to simply enjoy some peace and quiet!).

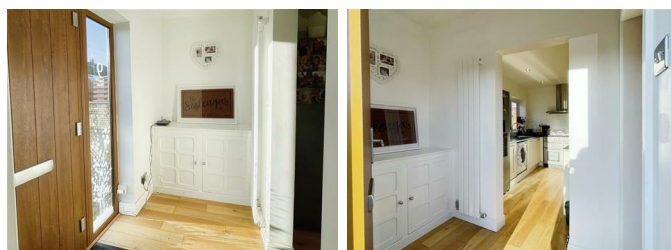
Located in an excellent position within easy reach of Congleton Town Centre and its amenities, a selection of local schools and just a short distance from Congleton Park and Biddulph Valley Way Country Park, ideal for dog walks or those who

simply enjoy a ramble through the countryside!

It goes without saying that this property really does have something for everyone and would make an ideal family home.

### Entrance Hall

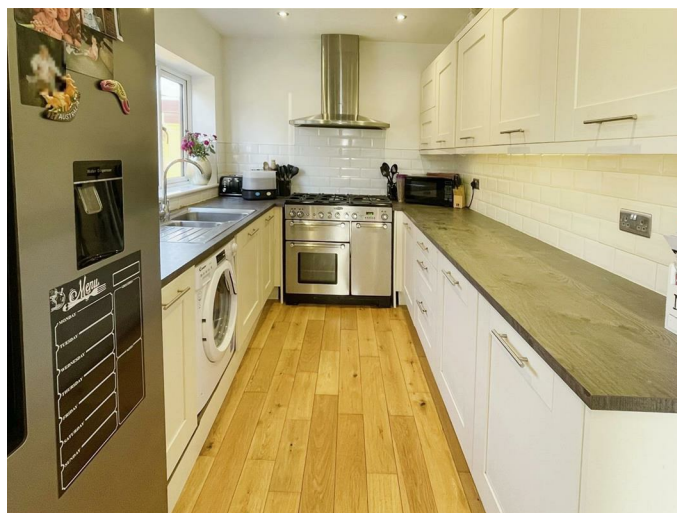
7'4" x 4'7" (2.25 x 1.41)



Composite entrance door to the front aspect. Solid oak flooring. Door leading into the lounge. Ceiling light. Wall mounted radiator. Built in storage cupboard. Opening into: –

### Kitchen

11'11" x 7'5" (3.65 x 2.27)



Fitted with a range of wall and base units with worksurfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Space for range style cooker with extractor hood over. Integrated slimline dishwasher. Solid oak flooring. uPVC window to the side aspect. Space for American style fridge freezer. Ceiling spotlights.



## Lounge

30'3" x 9'1" extending to 11'10" (9.23 x 2.79 extending to 3.61)



Solid oak flooring. Radiator. Wall mounted upright radiator. Multifuel stove on a flagged hearth with wooden mantle. uPVC bay style window to the front aspect. uPVC French doors leading to the rear garden. Two ceiling lights. Spiral staircase leading to the first floor. Door leading into: –

## Inner Hall

Solid oak flooring. Ceiling light. Doors leading into: –

## Bathroom

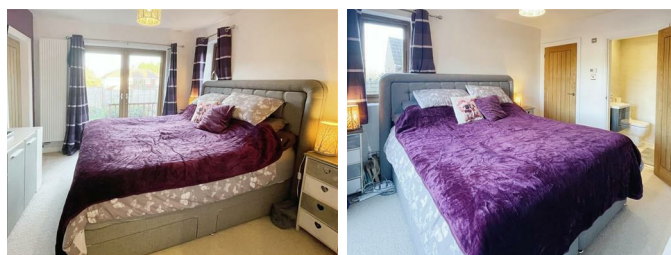
9'10" x 7'2" (3.01 x 2.19)



Fitted with a modern suite comprising of freestanding Bath with a freestanding shower mixer tap, low-level WC, Wall mounted vanity wash hand basin unit and double walk-in shower cubicle with the drencher shower head. Tiled flooring with under floor heating. Fully tiled walls. Wall mounted heated towel rail. uPVC window to the side aspect. Ceiling spotlight.

## Bedroom One

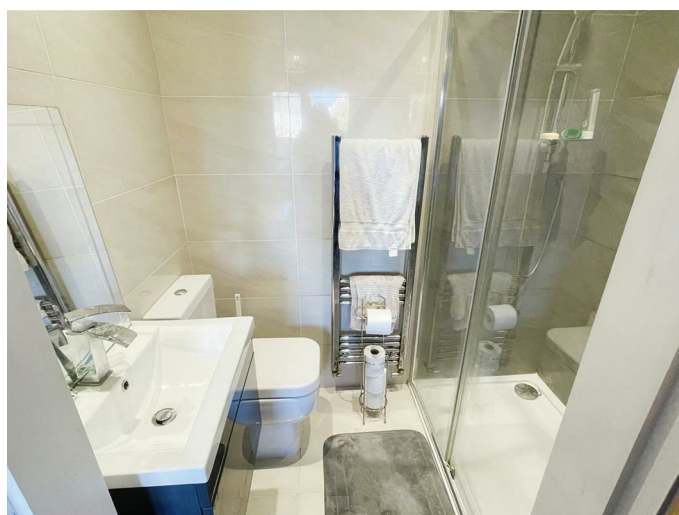
11'6" x 10'0" (3.51 x 3.06)



Carpet. Wall mounted upright radiator. uPVC French doors leading to the rear garden. uPVC window to the side aspect. Ceiling spotlight. Door leading to a dressing room. Door leading into:–

## Ensuite

6'2" x 3'10" (1.90 x 1.18)



Fitted with a modern suite comprising of shower cubicle with drencher showerhead, low-level WC and wall mounted vanity wash hand basin unit. Tiled flooring with under floor heating. Wall mounted heated towel rail. Ceiling spotlights.

## Walk In Wardrobe

9'8" x 4'2" (2.95 x 1.28)

Carpet. Featuring a range of freestanding open fronted wardrobe space. Ceiling spotlights. Door leading into: –

### Office

8'11" x 12'1" extending to 22'8" max into door (2.74 x 3.69 extending to 6.92 max into door)



Laminate flooring. Wall mounted electric radiator. Obscured uPVC windows to side and rear aspect. uPVC door leading to the rear garden. uPVC door to the front aspect. Ceiling spotlights.

### First Floor Landing

Carpet. Wall mounted upright radiator. Storage cupboard off. Wall light. Doors leading into: –

### Bedroom Two

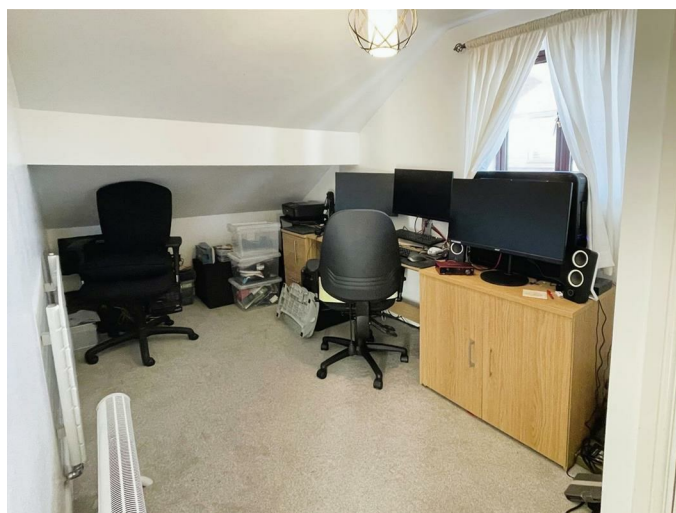
11'10 x 11'2 (3.61m x 3.40m)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

### Bedroom Three

10'8 minimum x 7'6 (3.25m minimum x 2.29m)



Carpet. Radiator. uPVC window to the side aspect. Door leading to the loft storage space.

### Outside

The property is approached over a driveway which provides off road parking for up to three vehicles. To the rear of the property there is a private and enclosed garden comprising of decked seating areas and a lawn, providing a pleasant space to sit and enjoy alfresco food and drinks during the warmer months, and a secure area for children to play and pets to roam.

### Location

Known locally as Beartown, the pretty market town of Congleton is located in south-east Cheshire, the town is about halfway between Manchester and Stoke, perfectly placed for a weekend getaway to Cheshire's Peak District.

Congleton is well known for its festivals, flowers, ribbons, beers and bears!

Experience the beautiful Victorian park, opened to the public in 1871 and bordered by the River Dane and Park wood. The town boasts its own theatre showcasing several local theatre groups and films alike and an outdoor paddling pool.

Congleton is set in some of the most scenic countryside around so if walking is of interest, enjoy

a gentle stroll along the Macclesfield Canal, a circular walk around Astbury Mere Country Park or enjoy the splendid views from Bosley Cloud.

Discover Congleton's hidden history by visiting Congleton Museum then sit back and relax in one of Congleton's many cafés and restaurants or try a beer in one of the 29 pubs selling real ale.

#### **Agents Notes**

Tenure: Freehold

Services: All mains services connected

Council Tax: Cheshire East Council Band C

#### **Please Note**

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

#### **About Your Agent**



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 15 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

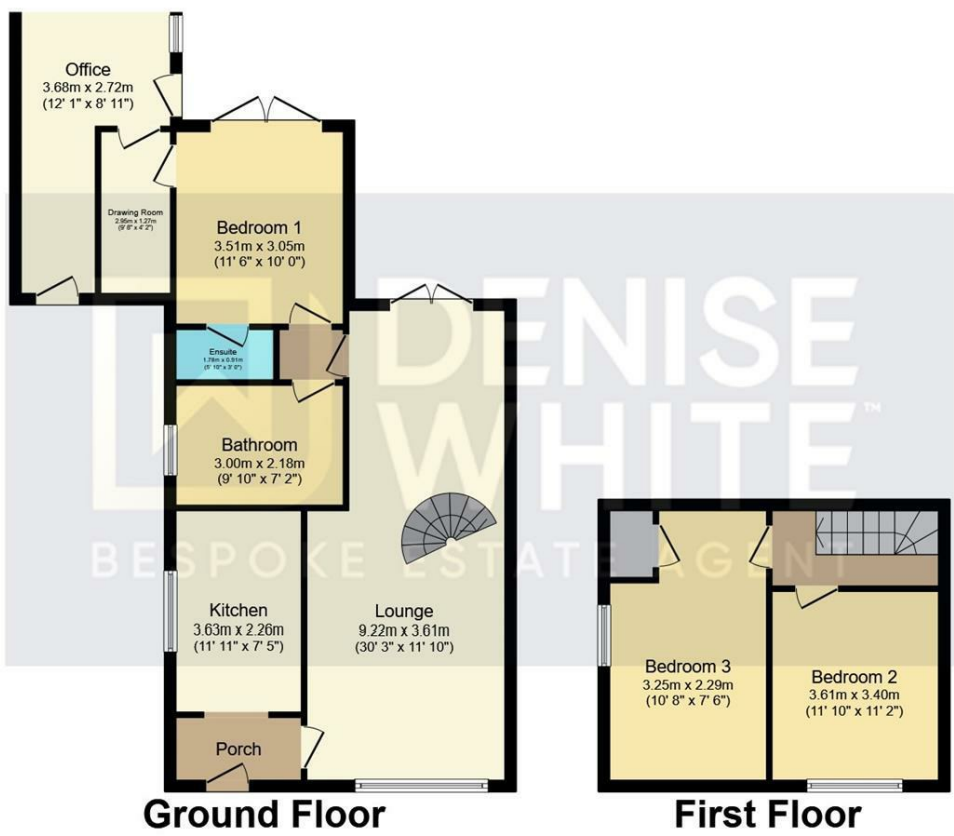
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

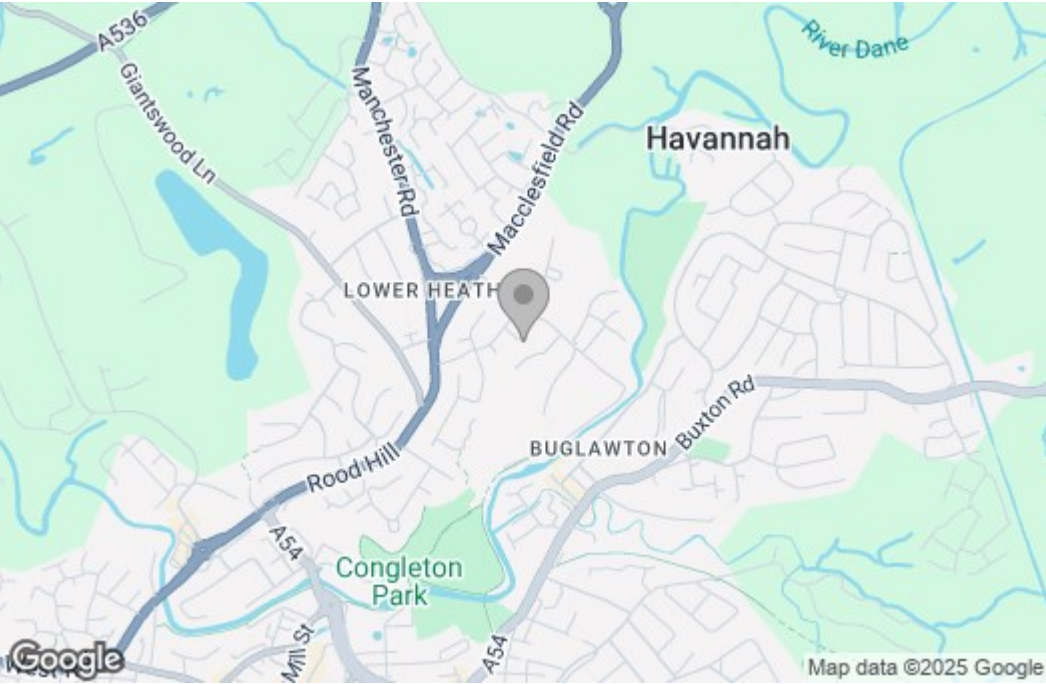


Floor Plan

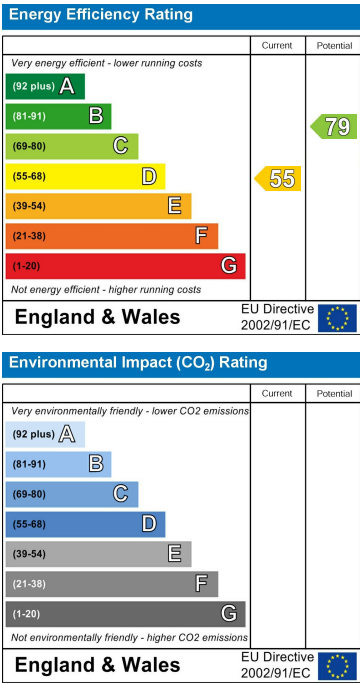


Total floor area 105.2 sq.m. (1,132 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.