



## 12 Maskery Place

Congleton, CW12 1NF

**Price £230,000**



Welcome to Your New Family Home

Here at Carters, we are delighted to bring to the market this fantastic and deceptively spacious family home, ideally positioned in a highly sought-after location.

Upon entering, you are greeted by three generously proportioned reception rooms, offering versatile spaces perfect for relaxing, entertaining, or spending quality time with family. The thoughtfully designed layout creates a welcoming atmosphere throughout, ideal for modern family living. The property features three comfortable bedrooms, providing ample space for everyone. A contemporary shower room and a practical downstairs utility and W.C. further enhance the home's convenience and functionality.

Outside, you'll find beautiful gardens to both the front and rear — wonderful spaces for children to play or for hosting summer gatherings with friends and family.

One of the standout features of this home is the gated off-road parking for up to three vehicles, offering both security and ease — a rare advantage in such a desirable area.

In summary, this property represents a superb opportunity for families seeking a spacious, welcoming home in a fantastic location. With its generous living areas, modern amenities, and attractive outdoor spaces, this charming home is sure to impress.

Don't miss your chance to make it yours — contact Carters today to arrange a viewing!



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## Entrance Porch

Composite double glazed entrance door to the side elevation. UPVC double glazed windows to the front and side elevations. Radiator. Tiled flooring.

## Entrance Hallway

Composite double glazed entrance door to the front elevation with a built in blind. UPVC double glazed window to the side elevation. Access to stairs. Under stairs storage cupboard. Recessed ceiling down lighters. Radiator. Tiled flooring.

## Living Room

11'4" x 18'6" (3.45m x 5.64m)  
UPVC double glazed window to the front elevation. UPVC double glazed sliding doors to the rear elevation. Log burner with a tiled surround and a granite hearth. Coving to ceiling. Feature ceiling rose. Radiator. TV aerial point. Laminate flooring.

## Kitchen / Dining Room

11'6" x 10'6" (3.51m x 3.20m)  
UPVC double glazed window to the rear elevation.  
Fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Stainless steel one and a half sink with a hose tap and a drainer. Built in double gas oven. Built in four ring gas hob. Built in extractor fan. Space for a fridge freezer. Space for a dishwasher. Recessed ceiling down lighters. Radiator. Dining space. Tiled flooring.

## Inner Hallway

UPVC double glazed window to the side elevation.  
Radiator. Space for a fridge freezer. Wooden door leading to the entry way. Tiled flooring.

## Dining Room

10'2" x 13'10" (3.10m x 4.22m)  
UPVC double glazed windows to the rear and side elevations. UPVC double glazed double doors to the side elevation leading to the playroom. Recessed ceiling down lighters. Radiator. Laminate flooring.

## Play Room

13'6" x 7'8" (4.11m x 2.34m)  
UPVC double glazed entrance door to the rear elevation. UPVC double glazed windows to the side and rear elevations. Panel radiator. Laminate flooring.

## W.C

Pedestal wash hand basin. Mid level w.c. Partially tiled walls. Radiator. Tiled flooring.

## Utility Room

UPVC double glazed windows to the side and rear elevations. Space and plumbing for a washer machine. Space for a tumble dryer. Fitted wall and base units with laminate work surfaces. Radiator. Laminate flooring.

## Stairs and Landing

UPVC double glazed window to the front elevation.  
Built in storage cupboard. Access to the loft which is partially boarded and has a ladder and a light.

## Bedroom One

10'8" x 11'2" (3.25m x 3.40m)  
UPVC double glazed window to the rear elevation.  
Fitted wardrobes. Built in storage cupboard. Radiator.

## Bedroom Two

11'8" x 10'1" (3.56m x 3.07m)  
UPVC double glazed window to the rear elevation.  
Built in wardrobe. Radiator.

## Bedroom Three

7'2" x 8'6" (2.18m x 2.59m)  
UPVC double glazed window to the front elevation.  
Built in wardrobe. Radiator.

## Bathroom

UPVC double glazed window to the front elevation.  
Three piece fitted bathroom suite comprising of; shower enclosure with a wall mounted shower, vanity basin unit with storage under and a mid level.  
Partially tiled walls. Chrome heated towel rail. Vinyl flooring.

## Externally

The property enjoys superb kerb appeal, with an attractive lawned front garden beautifully framed by a colourful selection of seasonal plants, flowers, shrubs and conifers.

An enclosed entryway provides convenient, covered access to the rear garden.

To the rear, a secure gated block-paved driveway offers ample off-road parking for several vehicles. The rear garden has been designed with low maintenance in mind, featuring a versatile shed complete with power and lighting, a stylish pergola laid with artificial grass—also benefiting from power and lighting—and a delightful children's playhouse. Additional features include outdoor power sockets and

a useful outside tap, making this a practical and enjoyable space for the whole family to relax and entertain.

## Additional Information

Freehold. Council Tax Band C.

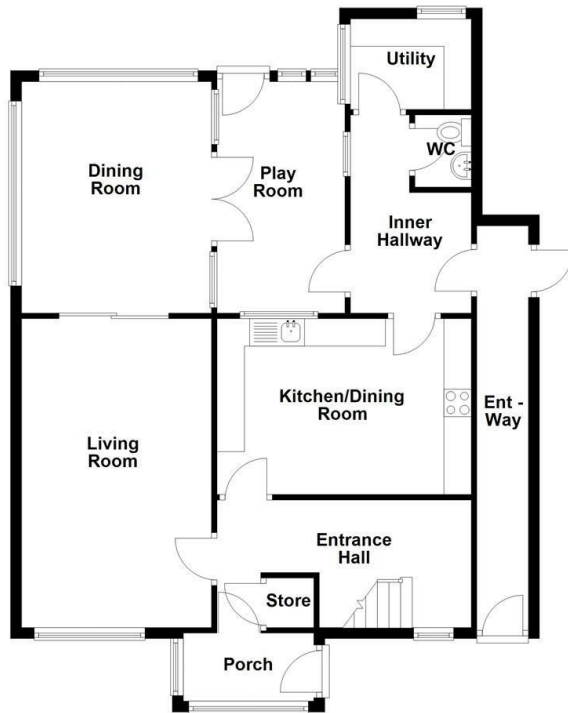
Total Floor Area: 108 Sq M / 1162 Sq Ft.

## Disclaimer

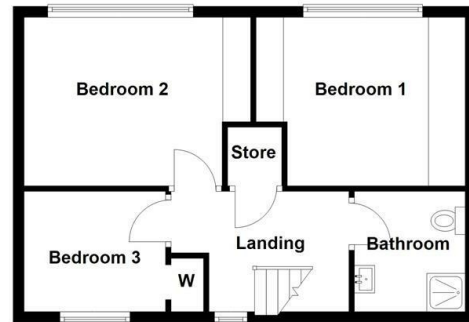
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Tel: 01782 470391

Ground Floor



First Floor





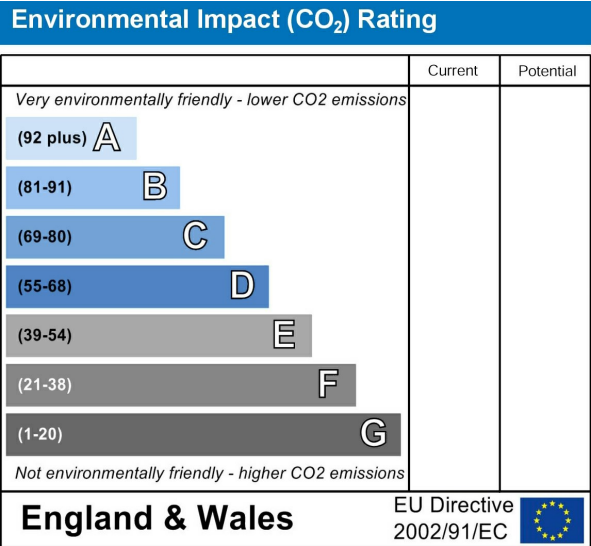
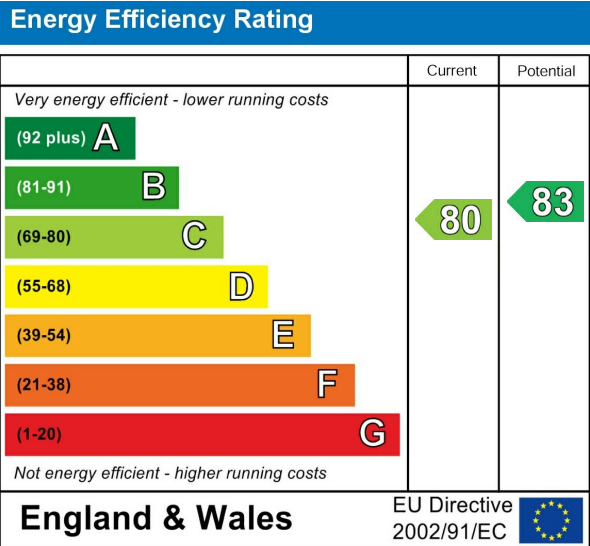
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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.