



JAMES PARSONS

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☎ 01260 643 593




📠 07769 625 632

✉ james.parsons@exp.uk.com

🌐 jamesparsons.exp.uk.com

Ribblesdale Avenue, Congleton

Offers Over £330,000 - TENURE - FREEHOLD - COUNCIL TAX BAND 'D'

 3  1  3



Quote Ref: JP0881 - This family home has undergone a number of recent improvements to include a newly fitted kitchen, bathroom, insulation of the conservatory roof and a gas fired combination boiler installed in 2021. The accommodation is modest and stylish with a large lounge to the front of the property, with a feature fireplace. The kitchen has been newly fitted with an excellent range of units including a classy breakfast bar which opens out into a snug/dining room, the focal point of this room is a multi-fuel burning stove installed for those chilly winter evenings. Double doors lead to an airy stylish conservatory which leads you to a private garden. In addition, there is a separate WC and utility room, with space to work from home.

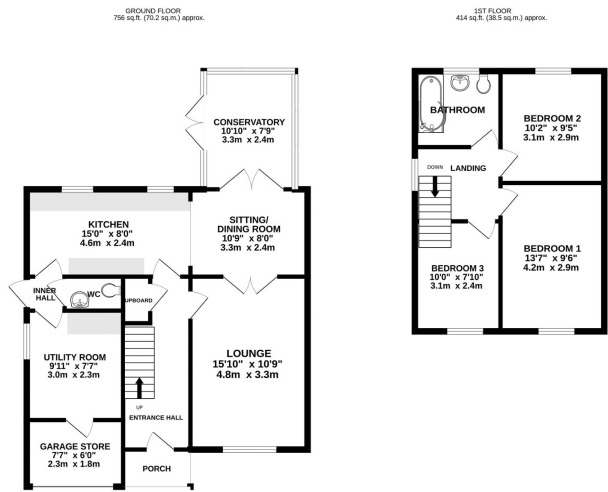
To the first floor there are three well proportioned bedrooms all with fitted wardrobes. The family bathroom is newly fitted with a modern three piece suite in white. From the rooms at the rear there is a pleasant view over the rooftops and fields towards Eaton.

There is potential to extend above the garage and utility room, subject to the necessary planning permissions.

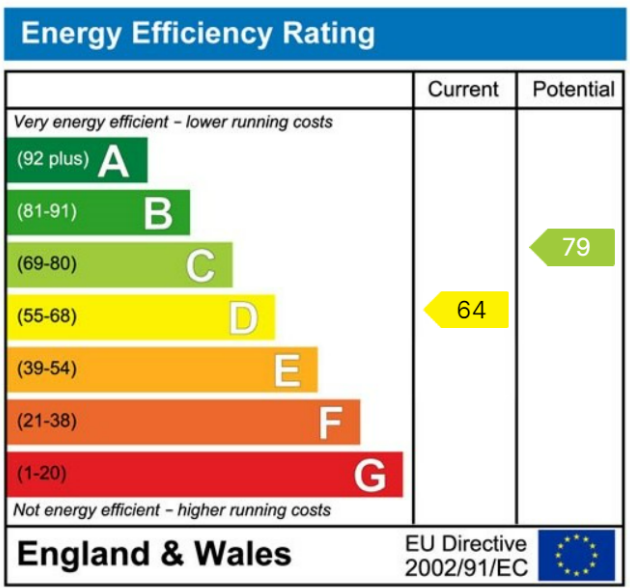
To the front there is a driveway which provides ample off-road parking for a number of vehicles and leads to the split garage with electric roller door. There is access to all sides of the property. To the rear a special mention has to be made to the private rear garden, which is fully enclosed, with a good sized patio area, lawned area and a number of flower beds, enjoying a sunny aspect.

Ribblesdale Avenue is a popular quiet play safe cul-de-sac in the highly sought after location in Buglawton which offers a host of local amenities including; Morrisons daily, easy access to Macclesfield Canal where the delights of the Cheshire Countryside with Timbersbrook and the Bosley Cloud on your doorstep. The Church House Public House has been renovated and offers excellent food and drink to the local community. Havannah Primary School is a short walk away, along with Eaton Bank Academy. There is easy access to Congleton where there are an excellent range of shops and restaurants. Our local Train Station is located in Mossley and there are further transport links.





- Spacious Detached Family Home
- Having Undergone a Number of Improvements
- New Kitchen, Bathroom & a Delightful Multi Fuel Burning Stove
- Large Lounge
- Stylish and Modern Accommodation
- Scope to Extend subject to the usual Planning Consents
- 3 Bedrooms
- Ample Parking & Private Rear Garden
- Views over the Rooftops from the Rear
- Quiet & Popular Cul-De-Sac Location



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