



JAMES PARSONS

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52 Obelisk Way, Congleton

£495,000 TENURE - FREEHOLD

4 3 3



This particular family home has undergone a number of improvements both externally and internally to form a delightful family home with a flexible and versatile layout. The accommodation has been arranged over three floors and your attention will be drawn to the excellent room dimensions on offer, it has been decorated to a good standard and enjoys an abundance of natural light. There is an impressive conservatory for which the roof has been done with insulation thus creating a useable room all year round. In brief the accommodation comprises a spacious entrance hall with Cloakroom/WC. There is a large lounge which is over 17ft long and has a feature fireplace. The hub of the house is the larger open plan dining family kitchen which is perfect for entertaining and leads to the Conservatory. In addition there are two utility rooms and a downstairs WC.

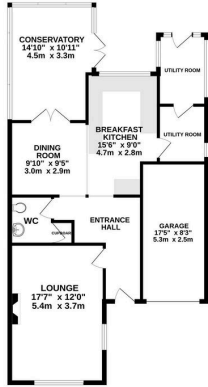
To the first floor the spacious landing which leads to three double bedrooms all with fitted wardrobes with the master having a superbly appointed en-suite shower room, with the two remaining bedrooms being served by a 'Jack and Jill' bathroom which has a separate shower, twin basins and a panelled bath. To the second floor there is a delightful master/guest suite with two sets of fitted wardrobes and an en-suite shower room.

Externally there is a double width driveway which leads to the single garage. To the rear, the garden has undergone a complete makeover having been re landscaped to create an easy maintain garden so you enjoy the delights of the surroundings and is ideal for alfresco dining etc, there is an artificial lawn and two large patios and is fully enclosed and private.

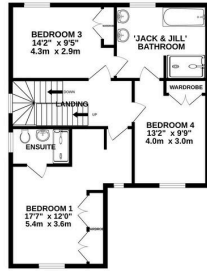
Situated in this quiet play safe cul-de-sac location, it is ideally situated in this highly regarded Woodlands Development. The fine dining restaurant, The Orange Tree is a few minutes walk away and located within easy walking distance for the town centre, which offers an excellent range of shops, bars and restaurants. Congleton Retail Park offers a number retail shops to include Marks & Spencer Food and Tesco, Halfords and Home Bargains. For the commuter there is easy access on to the main route to the M6 Motorway and Manchester International Airport is approximately 17 miles away. It has the added benefit of excellent Primary and Secondary schools close by.



GROUND FLOOR
965 sq ft. (89.7 sq.m.) approx.



1ST FLOOR
693 sq ft. (64.4 sq.m.) approx.

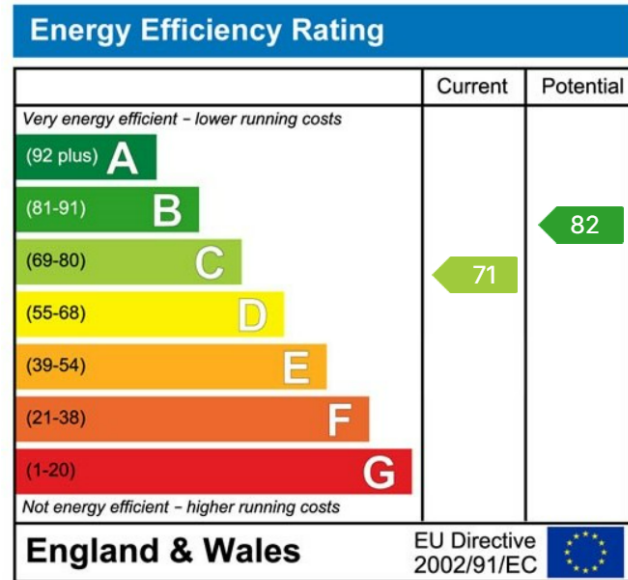


2ND FLOOR
386 sq ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 2045 sq ft. (190.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the location contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used for each by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Quiet Play Safe Cul-de-Sac
- Walking Distance To Town Center
- Detached Family Home
- Spacious Accommodation over Three Floors
- Four Bedrooms
- Three Bathrooms
- Superbly Presented
- Private Easy to Maintain Re Landscaped Tranquil Garden
- Driveway and Garage
- Viewing is a MUST



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