



22 BEECH CLOSE, CONGLETON, CHESHIRE, CW12 4YL

OFFERS IN THE REGION OF £355,000



STEPHENSON BROWNE

Peaceful plot, situated at the end of the cul-de-sac comprising a brilliant sized rear garden, Stephenson Browne are delighted to welcome to the market this well presented four bedroom detached home on Beech Close. Located within the sought after area of West Heath, you will be just a short walk away from many local amenities, great transport links, back lane playing fields and popular primary and secondary schools.

You will be greeted by a entrance hallway with downstairs toilet and access into the living room. From the living room you have the dining room with sliding doors overlooking the garden and the spacious breakfast kitchen with door into the integral garage. The kitchen includes a central island with seating perfect for Breakfast time, also with access into the rear garden. To the first floor are four good sized bedrooms, with ensuite off the master and a main bathroom, all rooms to the first floor are accessible from the landing.

Outside to the front of the property you will find the driveway, providing parking for multiple vehicles leading up to the garage. To the right hand side is a well kept laid to lawn area. To the rear is the enclosed private garden, with a range of shrubs, bushes and trees and the pleasure of lawned and paved areas, a perfect space for entertaining in the upcoming summer months. This plot is a brilliant size and extends to the side of the house, the current vendors also have a chicken coop at the end of the garden!

A well loved home with so many fantastic features, an early viewing is highly recommended.



Entrance Hall

Welcomed by a entrance hallway with UPVC double glazed door window to the side elevation and entrance door. Door into WC and living room.

Living Room

15'8" x 12'10"

Just off the hallway you will find the living space, comprising UPVC double glazed window to the front elevation, fitted feature fireplace with tiled hearth and wood/tile surround and radiator.

Dining Room

10'4" x 8'9"

Wood effect flooring, UPVC double glazed sliding glass doors to the rear elevation and radiator.

Breakfast Kitchen

10'3" x 7'3"

Fitted kitchen comprising wall and base units with work surface over, central island with seating and built in oven with gas hob and extractor over, space for multiple appliances including fridge/freezer and washing machine, composite sink and drainer, tile flooring, storage cupboard, door into the garage, two UPVC double glazed windows to the rear elevation and UPVC opaque door to the side elevation providing access to the rear.

Downstairs WC

Two piece suite comprising low level WC and hand wash basin and opaque UPVC double glazed window to front elevation.

Landing

UPVC double glazed window to the side elevation and access to all first floor accommodation.

Master Bedroom

12'8" x 9'4"

UPVC double glazed window to the rear elevation and radiator.

En Suite

7'5" x 4'8"

Fitted suite comprising low level WC, pedestal hand wash basin and shower cubicle, part tiled walls, patterned tile effect flooring and UPVC double glazed opaque window to the rear elevation.

Bedroom Two

12'7" x 9'1"

UPVC double glazed window to the front elevation and radiator.

Bedroom Three

9'11" x 7'5"

UPVC double glazed window to the front elevation and radiator.

Bedroom Four

9'8" x 8'5"

UPVC double glazed window to the rear elevation and radiator.



Bathroom

7'1" x 6'3"

Three piece suite comprising low level WC, pedestal hand wash basin and L shape bath with shower over, part tiled walls, tiled flooring, spotlights, towel radiator and UPVC double glazed opaque window to the front elevation.

Integral Garage

17'9" x 7'10"

Accessed via the kitchen.

Externally

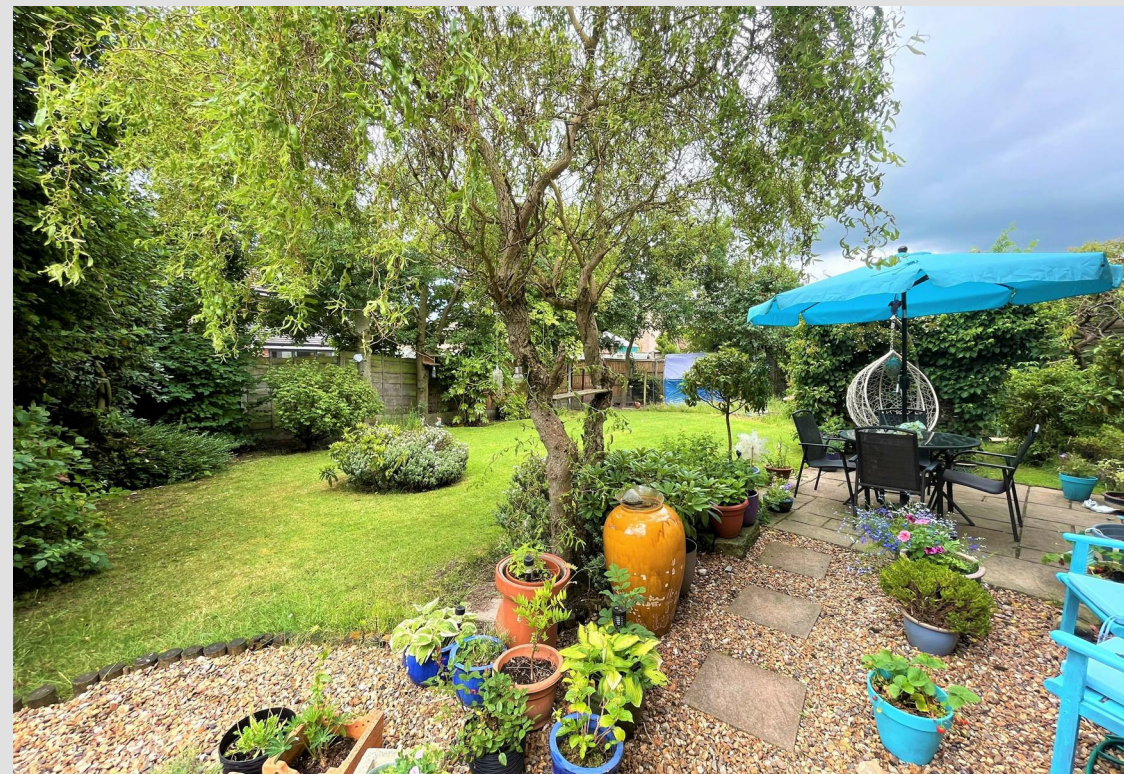
Outside to the front of the property you will find the driveway, providing parking for multiple vehicles leading up to the garage. To the right hand side is a well kept laid to lawn area. To the rear is the enclosed private garden, with a range of shrubs, bushes and trees and the pleasure of lawned and paved areas, a perfect space for entertaining in the upcoming summer months. This plot is a brilliant size and extends to the side of the house, the current vendors also have a chicken coop at the end of the garden!

Tenure

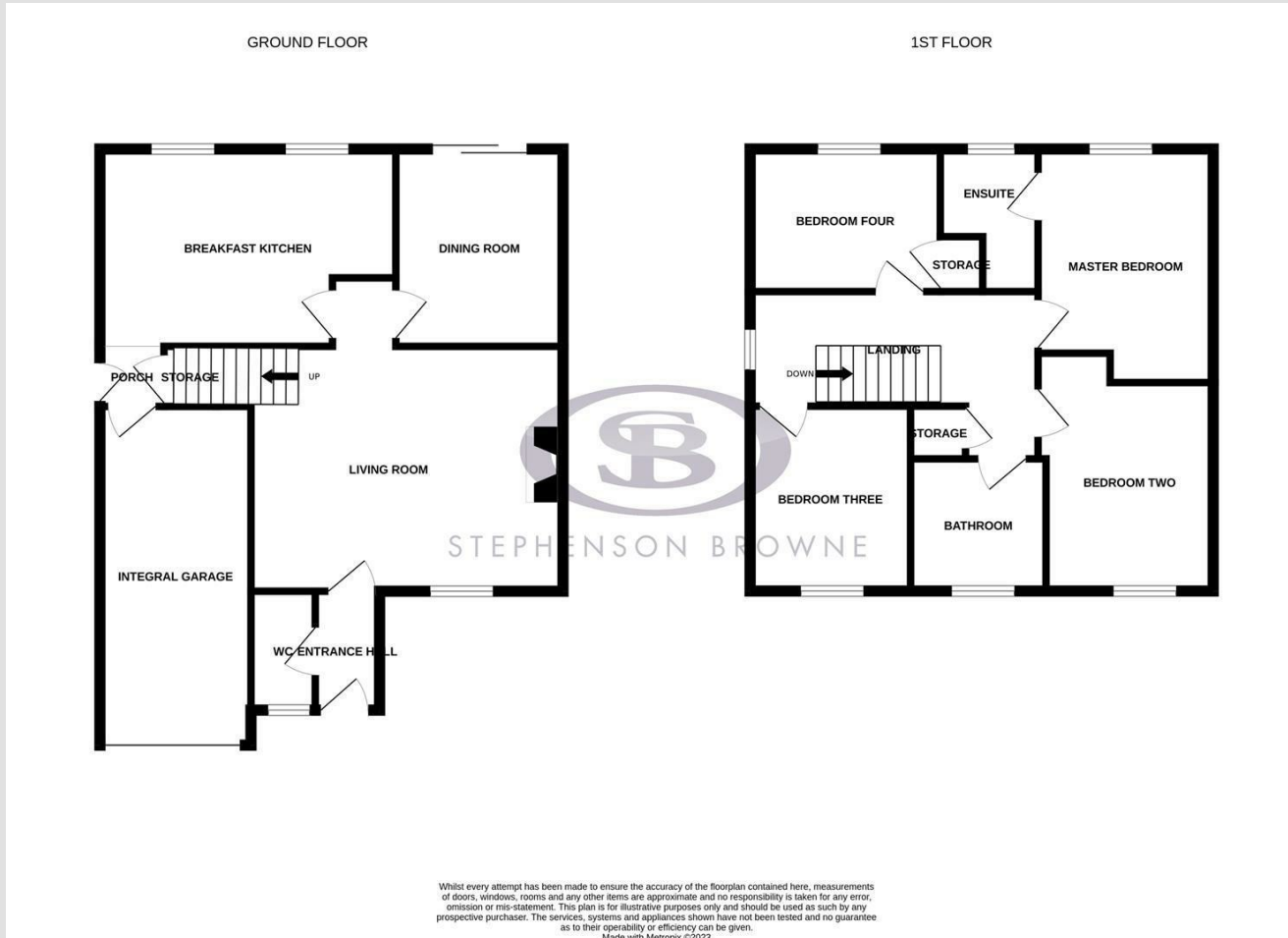
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

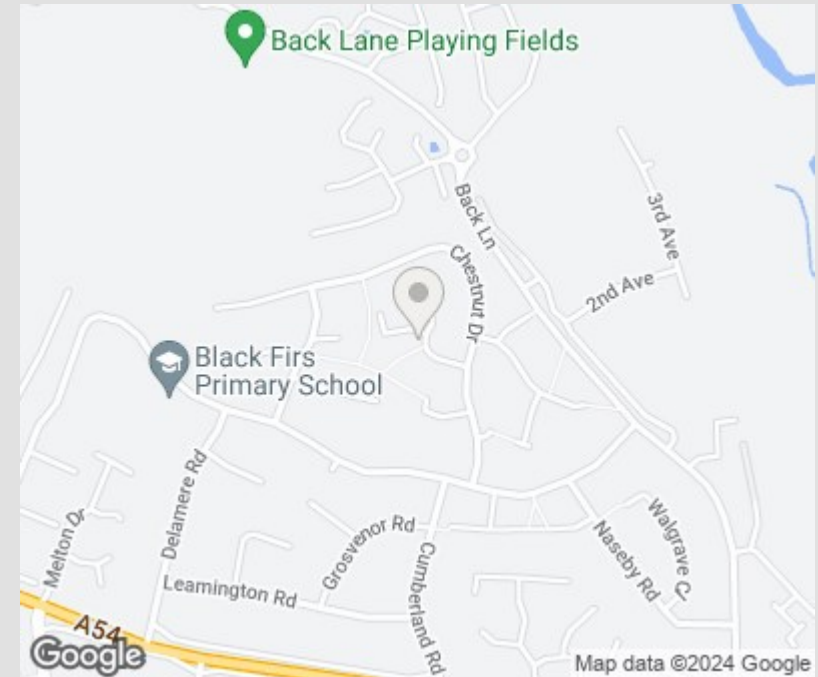
For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64