



2 QUAYSIDE, CONGLETON, CW12 3AS

£315,000



STEPHENSON BROWNE

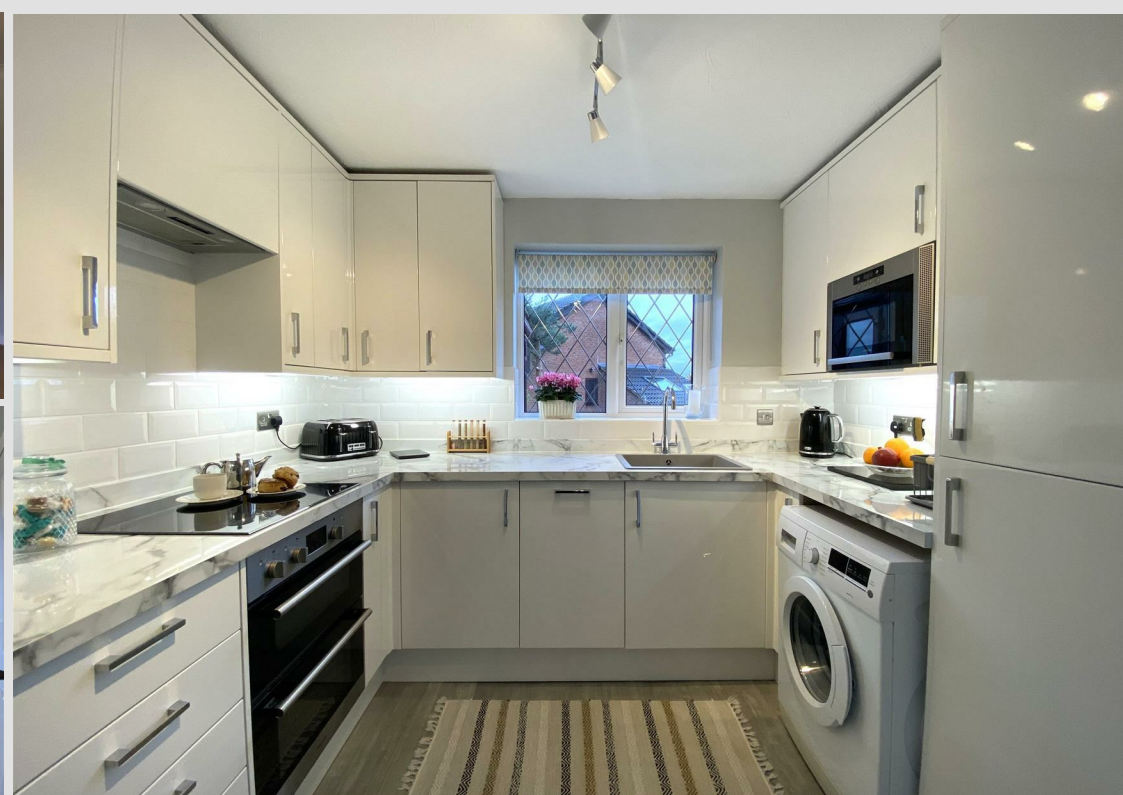
Immaculately presented throughout, Stephenson Browne are thrilled to welcome to the market this three bedroom detached home that has been well maintained and loved by the current owners. Situated on the corner plot within a sought after residential area you couldn't get a better location, being just a stone throw away from Congleton town centre and train station you are in the midst of many local amenities, great transport links and schools.

The property has been upgraded with a brand new boiler, flooring and cosmetically enhanced throughout. Internally you are greeted into the entrance hallway, from here you welcomed into the spacious front lounge featuring a beautiful bay window and double doors which open up leading into the dining room giving the opportunity to make this room open plan or to keep as separate reception spaces. The brick built conservatory is situated to the rear another brilliant sized reception room along with the modernised fitted kitchen comprising high spec fitted appliances including a built in fridge freezer, slimline dishwasher, microwave, double oven and hob.

To the first floor the property benefits a good sized master bedroom with fitted wardrobes and stylish en suite, in addition there are two further bedrooms and a main bathroom with three piece suite.

Externally to the front of the property is a tarmac'd driveway for off road parking which leads up to the detached single garage providing an additional parking space. To the left hand side is a well maintained laid to lawn area bordered by hedges that wraps around the side of the property, a paved pathway from the drive leads up to the front door. A brilliant sized rear garden with a large laid to lawn area surrounded by flower beds filled with mature plants, shrubs and bushes, there is a raised patio area and a lower patio area perfect for outdoor seating, including a timber built shed for all outside storage.

A credit to the current owners, a viewing is highly recommended!



### Entrance Hall

13'3" x 6'2" max

Providing access to ground floor accommodation and stair access to first floor accommodation, ceiling light fitting, central heating radiator, new Balterio flooring, power point.

### Lounge

13'7" x 13'0"

UPVC double glazed bay window to the front elevation, new Balterio flooring, central heating radiator, gas fire with a marble style surround, inset and hearth, ceiling light fitting, ample power points, double door access leading into the dining room.

### Kitchen

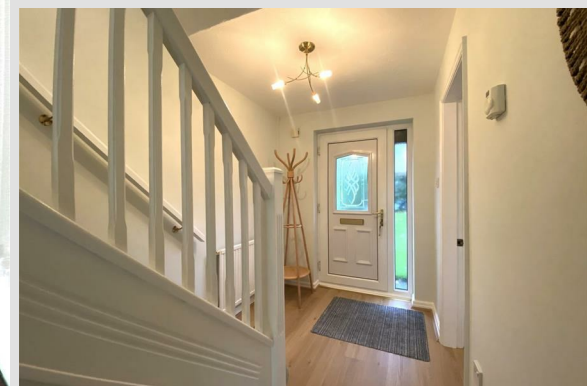
9'9" x 9'6"

Modern high gloss fitted kitchen comprising wall and base units with marble work surface over, tiled splashback, UPVC double glazed window to the rear elevation, undermount sink with mixer tap, integrated electric double oven, induction hob and extractor hood, built in fridge freezer, slimline dishwasher and microwave, space and plumbing for a washer/dryer, ample power points, ceiling light fitting, Karndean flooring, access into under stair storage cupboard, central heating radiator, side access out into the rear garden.

### Dining Room

9'10" x 9'6"

UPVC double glazed sliding patio doors leading into the conservatory, ceiling light fitting, new Balterio flooring, central heating radiator, power points.



### **Conservatory**

13'3" x 10'5"

Brick built conservatory, UPVC double glazed windows surround with French doors opening out onto the rear garden, central heating radiator, laminate flooring, new fitted blinds, ceiling fan light fitting, power points.

### **Landing**

Access to all first floor accommodation, newly fitted carpet flooring, ceiling light fitting, UPVC opaque window to the side elevation, access into the loft space which is fully insulated.

### **Master Bedroom**

12'5" x 10'4"

UPVC double glazed bay window to the front elevation, fitted wardrobes, central heating radiator, new Balterio flooring, ceiling light fitting, power points, access into the en suite.



### **En Suite**

8'4" x 2'9"

UPVC double glazed opaque window to the side elevation, three piece modern suite comprising low level WC, vanity unit with hand wash basin and mixer tap, walk in mixer shower with rainfall shower head and removable shower head panel splashback, tiled walls throughout, wall mounted mirror, wall mounted matt towel radiator, ceiling spotlights, electric shaver socket. tile effect flooring.



### **Bedroom Two**

12'4" x 9'3"

UPVC double glazed window to the rear elevation, carpet flooring, ceiling light fitting, central heating radiator, power points.



### **Bedroom Three**

9'8" x 6'9"

UPVC double glazed window to the rear elevation, double fitted wardrobe and fitted cabinets and shelving units with office desk, new Balterio flooring, ceiling light fitting, central heating radiator, power points.

### **Bathroom**

8'0" x 6'9"

Three piece suite comprising low level WC, vanity unit with hand wash basin, low level bath with wall mounted mixer shower and glass shower screen, tiled throughout, wall mounted heated towel rail, UPVC opaque double glazed window to the front elevation, newly fitted LeoLine flooring, airing cupboard, electric shaver connection.

### **Externally**

Externally the property benefits a detached garage with up and over garage door, power and lighting and side door access. Tarmac'd driveway providing off road parking, laid to lawn to the front extending to the side elevation. To the rear of the property is a laid to lawn landscaped garden surrounded by mature trees, bushes and shrubs. There are two flagged patio areas perfect for outdoor seating, a timber shed for outdoor storage and gated side access.

### **Tenure**

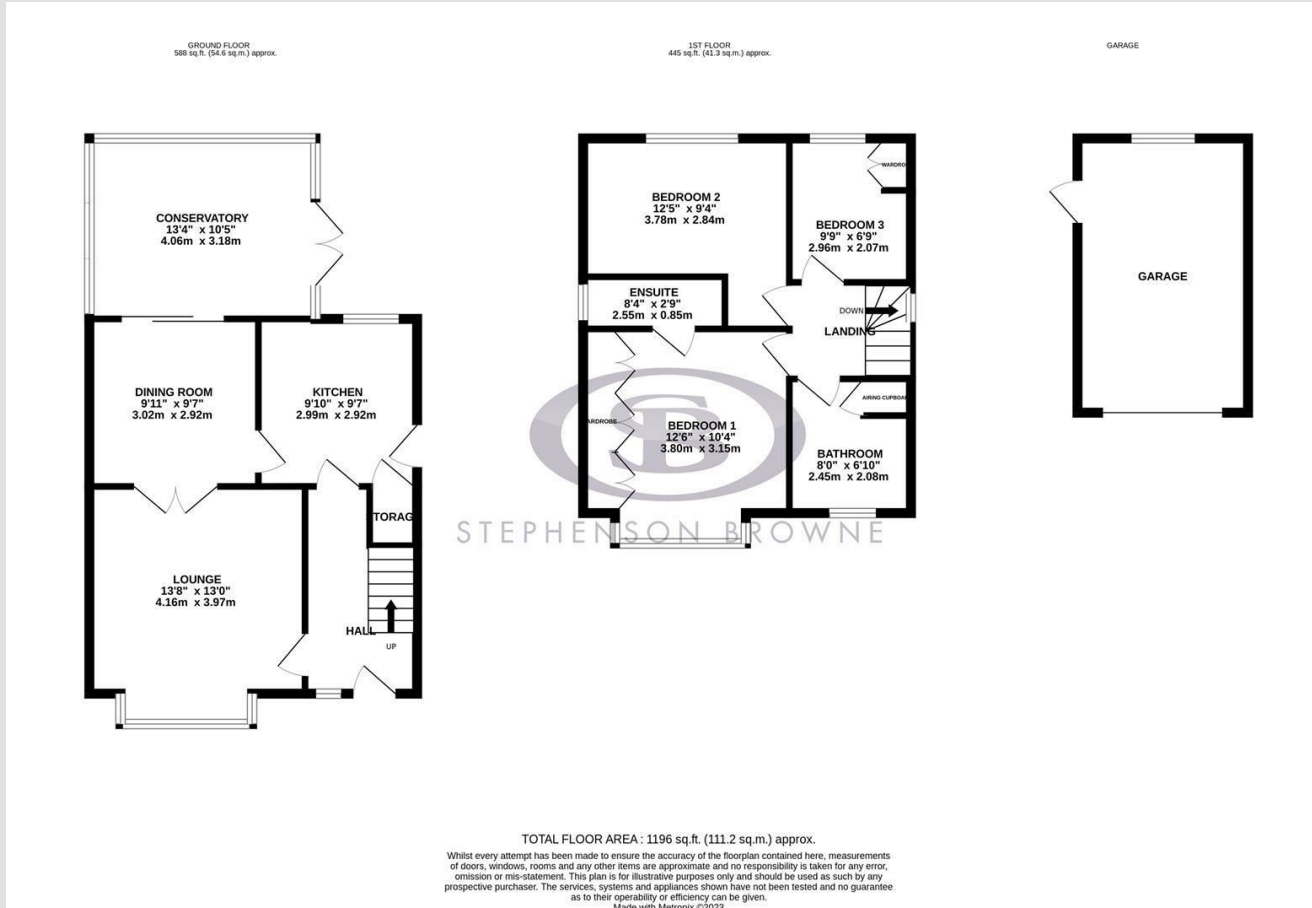
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

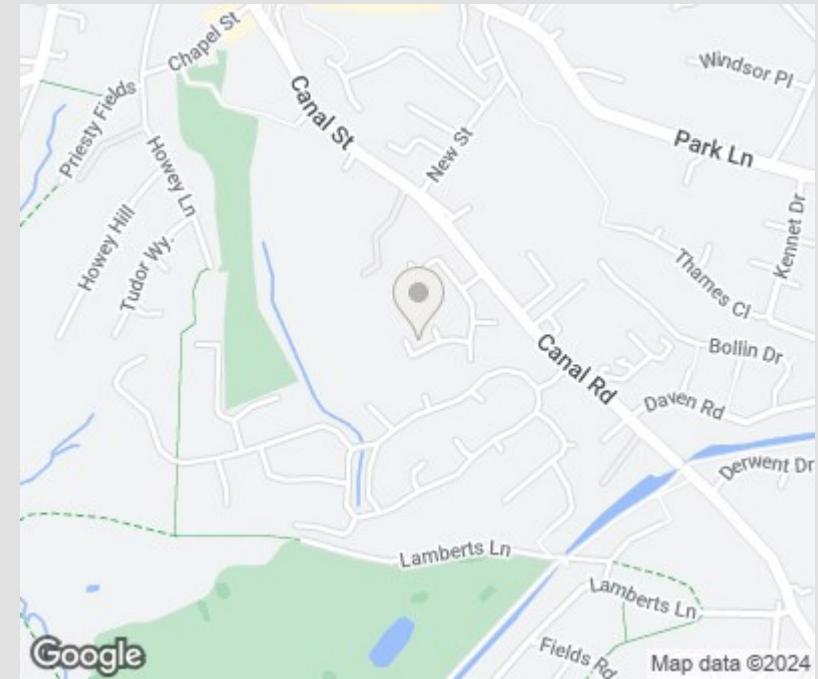
For a FREE valuation please call or e-mail and we will be happy to assist.



## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>70</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(49-60) <b>C</b>			
(39-48) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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