



50 FIELD VIEW ROAD, CONGLETON, CW12 4UG

£300,000



STEPHENSON BROWNE

Beautifully presented property perfect for growing families! Stephenson Browne are proud to market this four bedroom semi detached, built in 2015, set on the edge of Congleton close to open countryside you also have easy access into Manchester and Macclesfield through the link road, you are only a short walk away from West Heath shopping precinct and under 10 minutes by car to get to Congleton Town Centre. Close by you also have Congleton High School and Quinta/Black Firs primary schools.

You are welcomed into the property via the entrance hall with downstairs WC and storage cupboard leading into the spacious breakfast kitchen with a range of built in appliances and the living/dining room with space for both sitting area and dining area. This is a bright and spacious room with double doors overlooking the rear garden. To the first floor is landing with access to all four bedrooms, master bedroom with built in storage cupboard and en suite, and family bathroom.

Externally to the front of the property is a landscaped front garden bordered with shrubs and bushes aswell as a tarmac' d driveway providing off road parking for multiple vehicles leading to the detached garage. To the rear of the property is an enclosed and private landscaped garden with good sized paved patio, laid to lawn area and decked area perfect for outdoor dining in the summer months. There is also rear access into the garage and a gate leading to the front of the property.



**Entrance Hall**

11'7" x 3'6"

**Breakfast Kitchen**

11'7" x 9'4"

**Living/Dining Room**

17'0" x 16'8"

**Downstairs WC**

**Landing**

8'10" max x 6'5" max

**Master Bedroom**

14'10" max x 9'6"

**En Suite**

6'6" x 4'10"

**Bedroom Two**

9'10" x 8'3"

**Bedroom Three**

11'2" x 6'9"

**Bedroom Four**

8'9" x 6'6"

**Bathroom**

6'6" x 5'5"

**Externally**

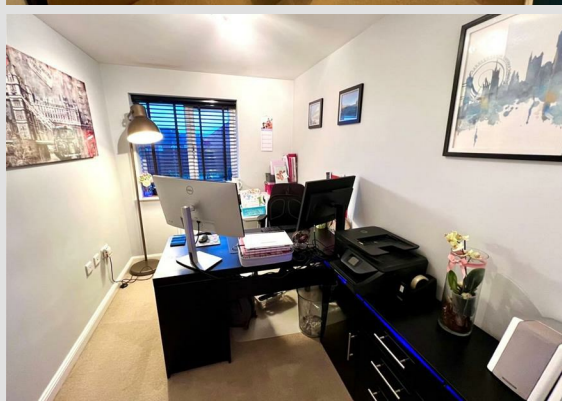
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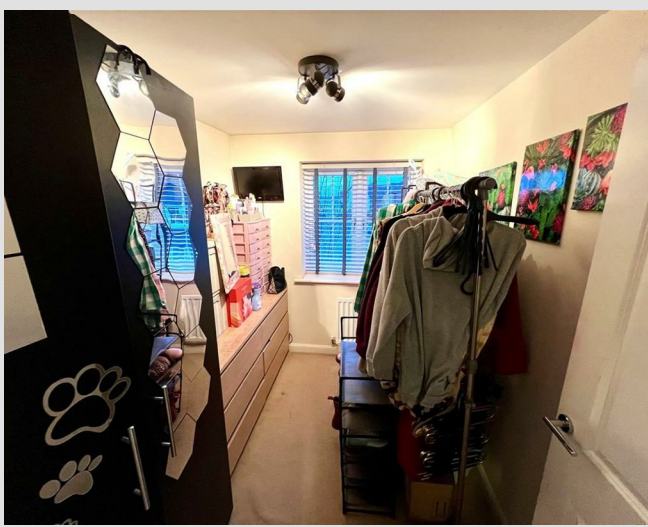
**Tenure**

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.

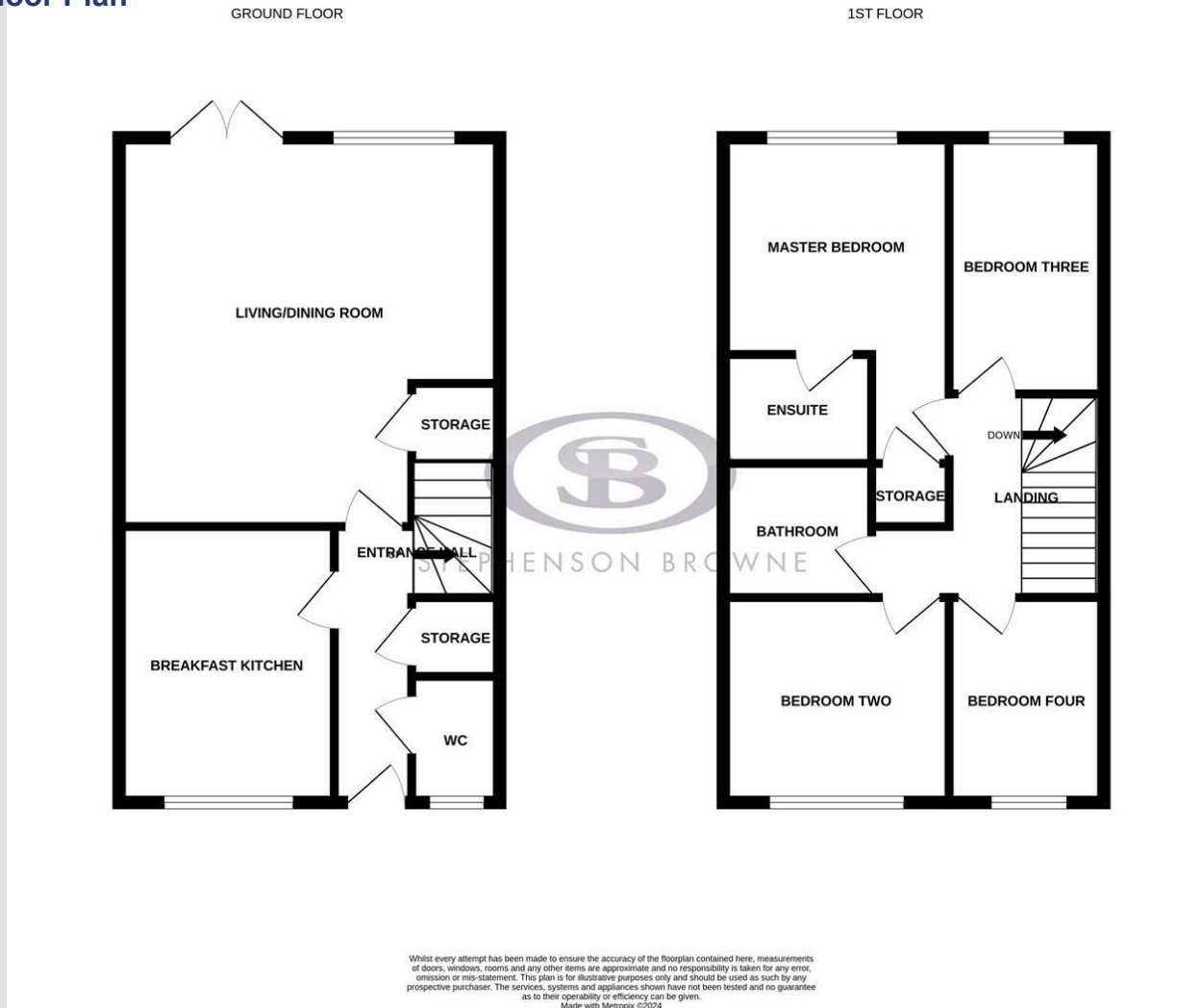
**Need to Sell?**

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





## Floor Plan



## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		95	(92 plus) A
(81-91) B	84		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		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 note 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

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