



8 JUNIPER AVENUE, SOMERFORD, CONGLETON, CW12
4ZH

OFFERS IN THE REGION OF
£220,000



STEPHENSON BROWNE

This stunning home is situated on a sought after residential development built by the popular Barratt homes. Having only been built in 2019, you have all the benefits of a new build home including being covered by the NHBC. Another huge bonus with this property is the position, overlooking woodland to the front and having fields to the rear.

As well as having shops and local amenities close by at West Heath Shopping Precinct, you are also within walking distance of great schools at both primary and secondary level and surrounding countryside walks. This location is also perfect for commuters with the new Bypass close by with great links to numerous towns/cities.

Immaculately presented throughout, the current vendors have made this a stunning home with thoughtful and tasteful interiors meaning you could just move straight in! Comprising of entrance hall with access to the WC, open plan kitchen/dining room with under stairs storage and living room. To the first floor is a landing providing access to all three bedrooms, the master having en suite and fitted wardrobe, and the family bathroom.

Externally to the front of the property is a tarmac'd driveway for two vehicles and a path leading to the front door. To the rear is a enclosed garden with large decking area, fully fitted outdoor bar, paved path to the rear access and lawned area, the perfect space for entertaining in summer months! The garden is bordered by a fence with fields to the rear, adding extra privacy.

Early viewing is highly advised to appreciate what this fantastic property has to offer!



Entrance Hall

Entrance door, wood effect flooring and radiator.

Living Room

16'4" x 12'0"

UPVC double glazed window to the front elevation and radiator.

Kitchen/Dining Room

15'0" x 11'0"

Modern fitted kitchen comprising wall and base units with work surface over and island, built in oven with gas hob and extractor over, built in dishwasher, fridge and freezer, tile effect flooring, space for dining table, UPVC double glazed window to the rear elevation, UPVC double glazed double doors to the rear elevation, under stairs storage and radiator.

Downstairs WC

Fitted with a two piece suite comprising low level WC and pedestal hand wash basin, tiled splash back, wood effect flooring and radiator.

Landing

Access to all first floor accommodation and storage cupboard.

Bedroom One

11'11" x 8'6"

UPVC double glazed window to the front elevation, built in wardrobe and radiator.

En Suite

Fitted with a three piece suite comprising low level WC, pedestal hand wash basin and fully tiled shower cubicle, wood effect flooring and tiled splashback.

Bedroom Two

10'4" x 8'5"

UPVC double glazed window to the rear elevation and radiator.

Bedroom Three

8'9" x 6'3"

UPVC double glazed window to the front elevation and radiator.

Bathroom

Fitted with a three piece suite comprising low level WC, pedestal hand wash basin and bath, tiled splash backs, part tiled walls, wood effect flooring, radiator and UPVC double glazed opaque window to the rear elevation.

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.

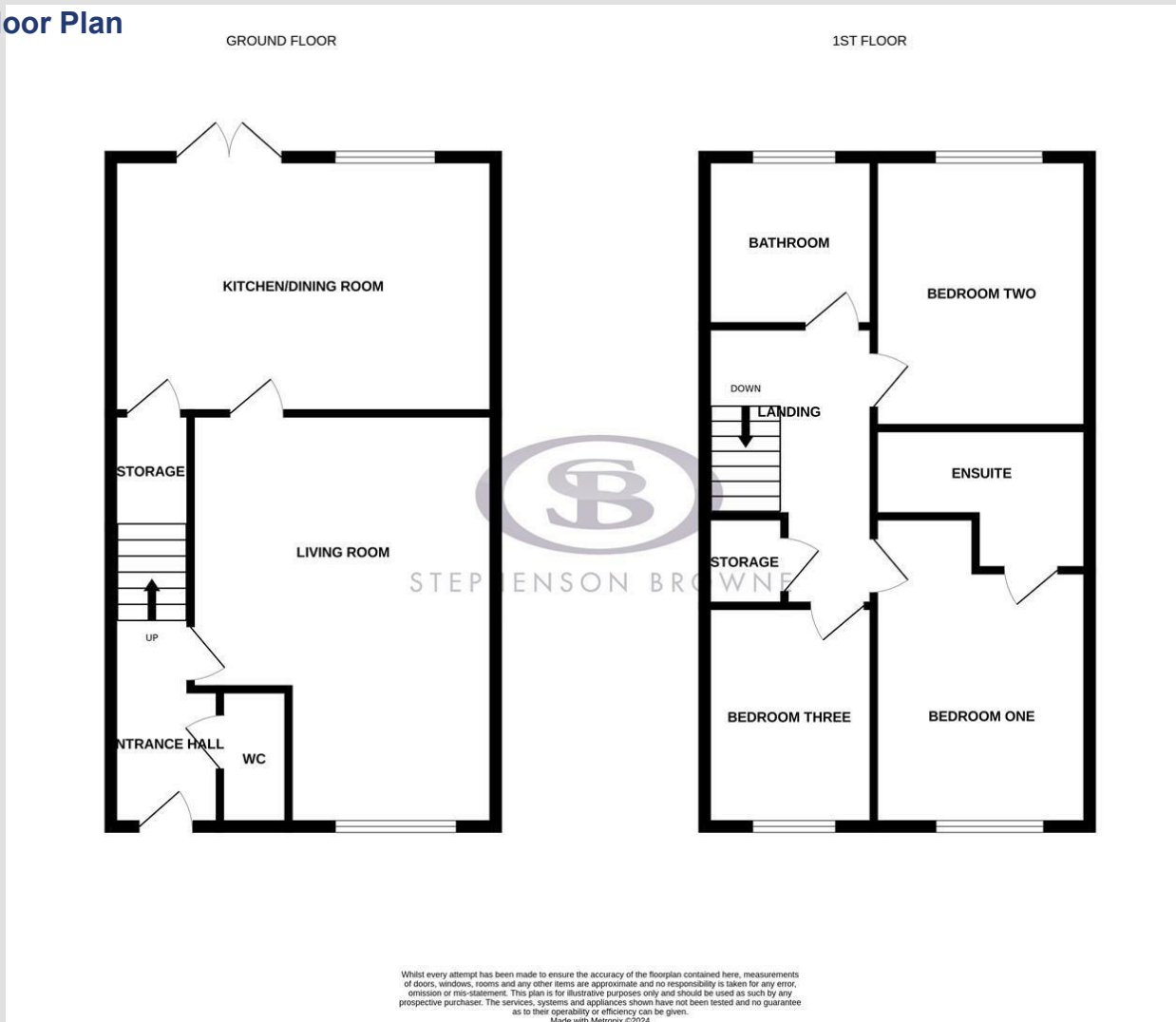
Need to Sell?

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





Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) 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 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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