



4 DODDSWOOD DRIVE, CONGLETON,  
CHESHIRE, CW12 2AR

£265,000



STEPHENSON BROWNE

**NO ONWARD CHAIN!! RENOVATED THROUGHOUT** to a brilliant standard, Stephenson Browne are proud to market this stunning three bedroom semi detached true bungalow. The first thing to mention is the fantastic location, just off a private road and surrounded by mature greenery you really are getting the best of both worlds, having privacy as well as being close to many local shops and amenities, also only a short walk from Congleton Park and local primary schools, Havannah and Buglawton Primary School.

Internally you are welcomed into the living/dining room where you have access into the inner hall leading to the newly fitted kitchen with numerous built in Hotpoint appliances such as oven, 5 ring hob, fridge/freezer and dishwasher, three good sized bedrooms and newly fitted modern bathroom. We must also note that both the kitchen and bathroom have underfloor heating. Also with a brand new boiler!

Externally to the front of the property is a tarmac'd drive providing off road parking leading to the garage which houses the washing machine and tumble dryer. Also to the front is a gravelled garden area ideal for extra parking if needed.

From the back door you enter an enclosed paved tiered garden with raised seating area perfect for sitting out and admiring your surroundings.

An early viewing is highly recommended to appreciate what this fantastic property has to offer!

### **Living Room**

19'0" x 11'5" (5.79m x 3.48m)

Log burner with tiled hearth and surround, UPVC double glazed bay window to the front elevation, space for dining table and radiator.





### **Kitchen**

9'10" x 9'2" (3.00m x 2.79m)

Modern newly fitted kitchen comprising wall and base units with work surface over, built in 5 ring hob with extractor fan over, composite sink with multi use tap and drainer, built in Hotpoint oven, microwave, dishwasher and fridge/freezer, wood effect flooring, underfloor heating, tiled splash backs, spot lights, under cabinet lights, UPVC double glazed double doors to the rear elevation and UPVC double glazed window to the rear elevation. Space leading into inner hall way which could fit a small breakfast table.

### **Bedroom One**

12'1" x 8'10" (3.7m x 2.7m)

UPVC double glazed window to the front elevation and radiator.

### **Bedroom Two**

12'9" x 7'6" (3.89m x 2.29m)

UPVC double glazed window to the rear elevation and radiator.

### **Bedroom Three**

9'2" x 7'6" (2.79m x 2.29m)

UPVC double glazed window to the rear elevation and radiator.

### **Bathroom**

Modern newly fitted bathroom comprising low level WC, vanity hand wash basin and bath with shower over, fully tiled walls, underfloor heating, tiled floor, UPVC double glazed opaque window to the rear elevation and towel radiator.

### **Externally**

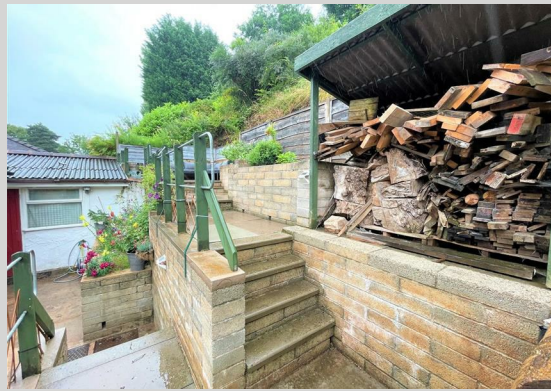
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### **Tenure**

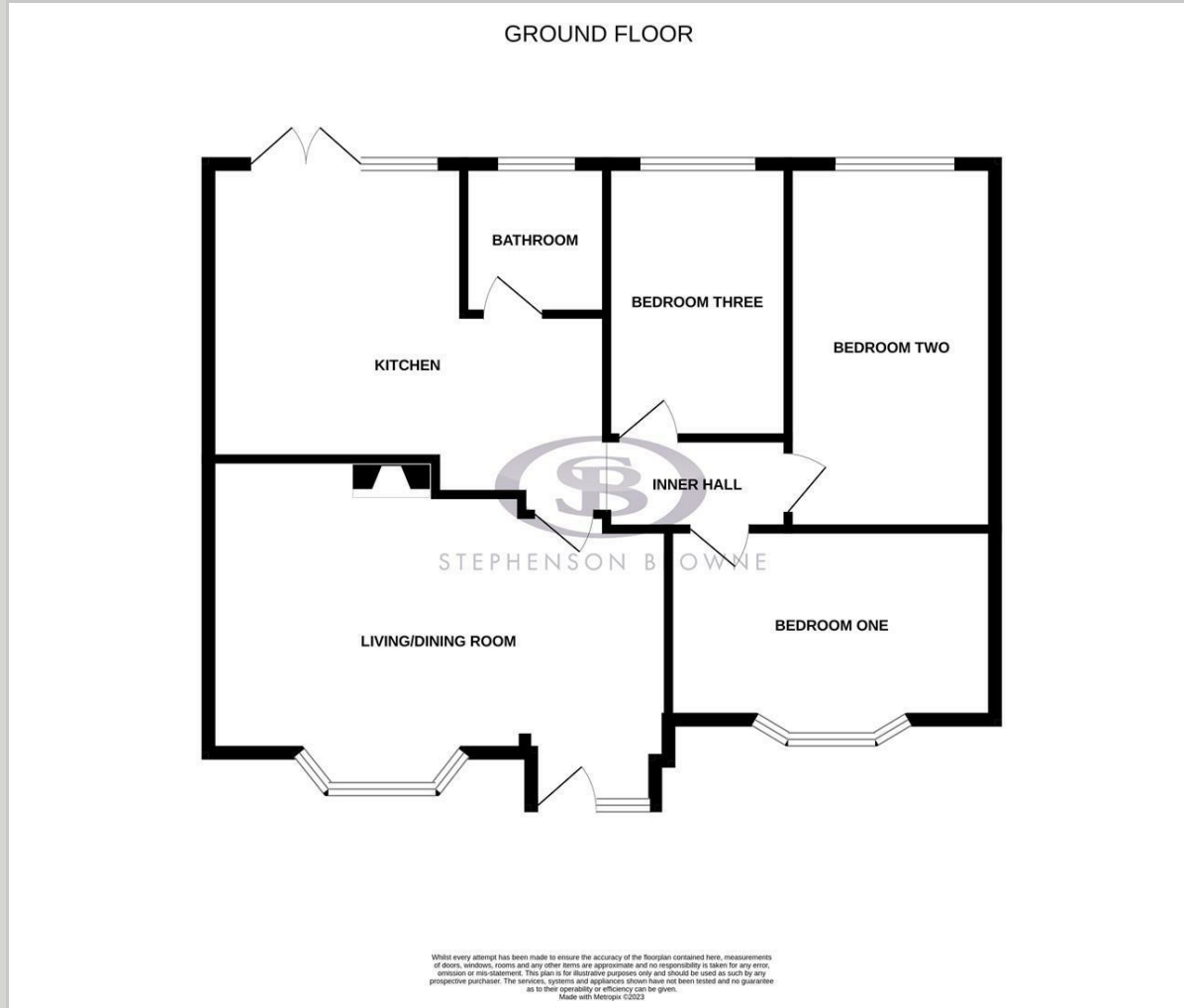
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

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



## Floor Plan

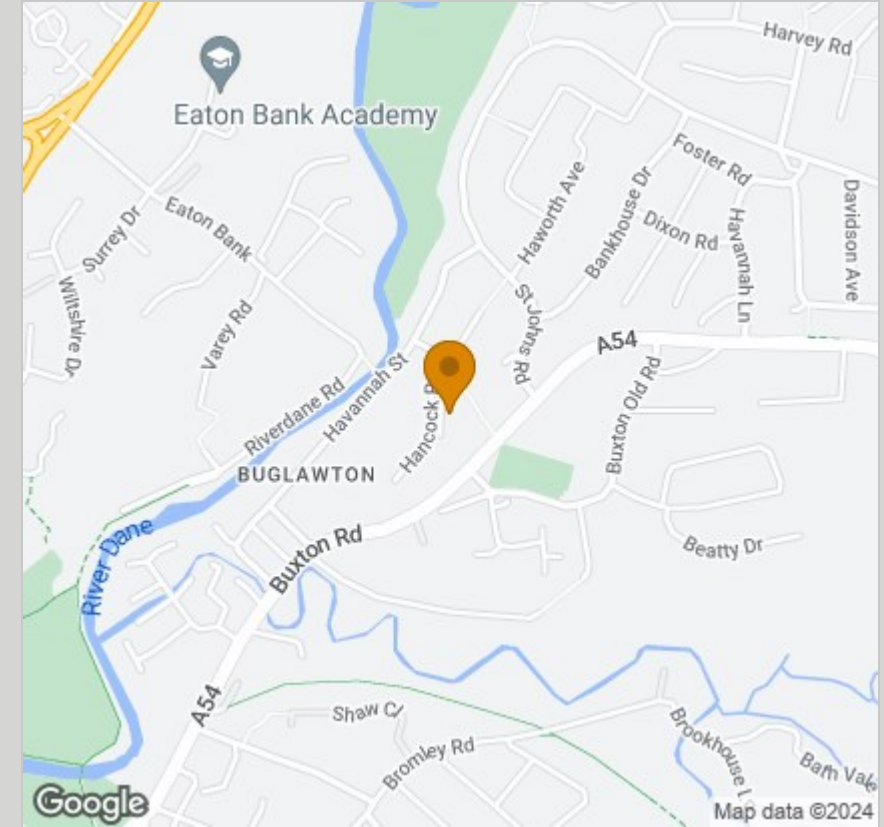


## Viewing

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 whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

## Area Map



## Energy Efficiency Certificate

