



27 HAREBELL DRIVE, CONGLETON, CW12 4FA

£225,000



STEPHENSON BROWNE

Stephenson Browne are absolutely delighted to offer For Sale with NO ONWARD CHAIN this Immaculate three bed mid mews home situated on a popular residential development. Bought from new by the current owner this home has been well loved and provides all the benefits of a new build, with thoughtful and tasteful interiors throughout you will have a stand out home, ready to move straight into.

As well as having shops and local amenities close by at West Heath Shopping Precinct, you are also within walking distance of two great schools, Congleton High School and Quinta Primary and to Astbury Mere Country Park.

Well presented throughout, you are welcomed into the property via the spacious entrance hall which provides access into the modern dining kitchen offering a range of built in appliances, further down the hall you will find the downstairs WC and brilliant sized lounge to the rear with French doors leading out onto the private rear garden.

To the first floor from the landing you have access to all three bedrooms and main bathroom enjoying a stylish three peice suite, both the first and second bedrooms also offer built in wardrobes.

Externally to the rear of the property is a well maintained enclosed garden with a paved patio area ideal for summer BBQ'S and dining, there is also a laid to lawn area and gated access to the rear of the garden for bin access. To the front of the property are two off road parking spaces available side by side with a paved pathway leading up to the front door, you will also find an electric car charging point on the front of the property.

An early viewing is advised to appreciate what this magnificent property has to offer!



Hallway

Spacious entrance hall comprising wood effect vinyl flooring, two ceiling light fittings, fitted cloak cupboard, central heating radiator, small under stair storage cupboard, access into all ground floor accommodation and stair access to first floor accommodation.

Kitchen/Diner

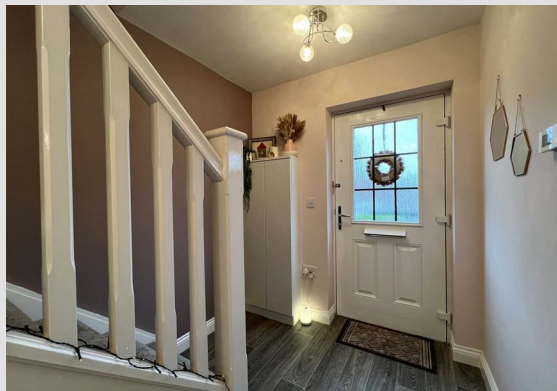
14'9" x 6'1"

Modern fitted kitchen comprising wall and base units with work surface over, unit downlighters, inset sink with double drainer and mixer tap, built in oven, four ring gas hob and extractor over, fridge freezer, space and plumbing for a washer/dryer or dishwasher, houses the boiler, ample power points, UPVC double glazed window to the front elevation, vinyl wood effect flooring, central heating radiator, ceiling spotlights, ceiling light fitting over dining area.

Lounge

13'1" x 11'5"

UPVC double glazed French doors to the rear elevation, single UPVC double glazed patio tilt door to the rear elevation, vinyl wood effect flooring, ceiling light fitting, central heating radiator, ample power points.



WC

5'6" x 2'7"

Low level WC, countertop basin unit with chrome mixer tap and draw storage underneath, wall mounted mirror, fitted towel ring, vinyl wood effect flooring, ceiling spotlights, central heating radiator.

Landing

Access into all first floor accommodation, carpet flooring, ceiling light fitting, power points.

Bedroom One

10'11" x 9'1"

UPVC double glazed window to the front elevation, double built in wardrobes with sliding mirror door, carpet flooring, ceiling light fitting, central heating radiator, ample power points.



Bedroom Two

9'10" x 8'0"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, double built in wardrobes with sliding mirrored doors, central heating radiator, ample power points.



Bedroom Three

9'10" x 4'5"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points, great room to either use as a third bedroom or study space.



Bathroom

5'5" x 5'1"

Stylish three piece suite vanity unit including low level WC, inset sink with chrome mixer tap, large wall mounted mirror, low level bath with chrome mixer tap, glass shower screen, tiled splashback, mixer shower with removable shower head, ceiling spotlights, central heating radiator, tile effect vinyl flooring, shavers port.

Externally

Externally the front of the property provides off road parking for two vehicles, bordered by a hedge to the right hand side there is a paved pathway which leads up to the front of the property with a handrail and a small laid to lawn area. There is an electric charging point also situated on the front of the property. To the rear is a private well maintained garden with a paved patio area outside the French doors perfect for outdoor seating, the patio area leads down the right hand side of the garden and has an additional laid to lawn area to the left hand side, gated access is available at the bottom of the garden for bin 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. There is a communal maintenance charge of £100 per annum.

Need to Sell?

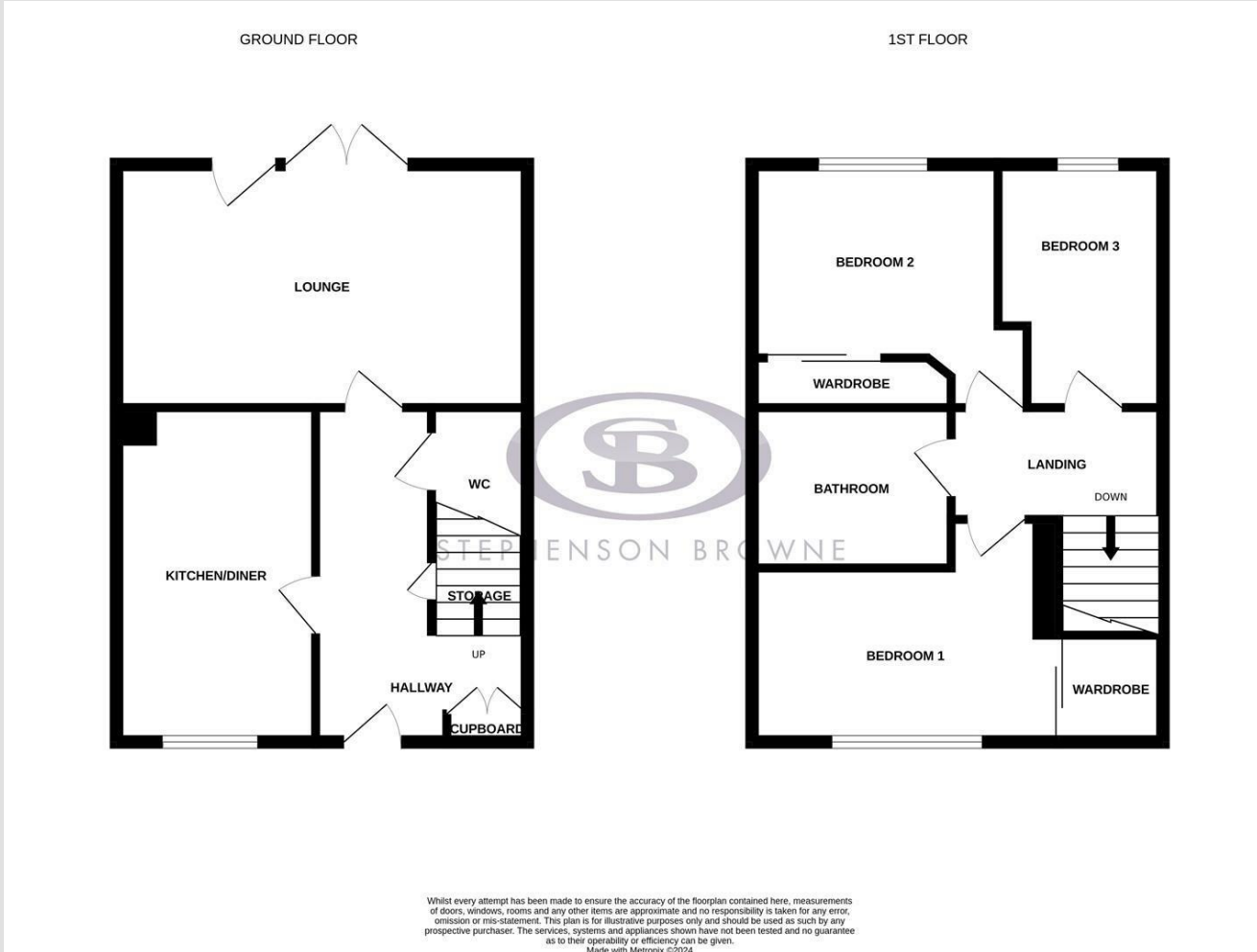
For a FREE valuation please call or e-mail and we will be happy to assist.

Land Registry Disclaimer

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.



Floor Plan



Area Map



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | 97 | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (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 ₂ 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.

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21 High Street, Congleton, Cheshire, CW12 1BH
 T: 01260 545600
 E: congleton@stephensonbrowne.co.uk
 W: www.stephensonbrowne.co.uk

