



15 DANE VALLEY ROAD, CONGLETON, CW12 1FW

£350,000



Outstanding, updated and extended three bedroom detached property only 6 years old!

This remarkable property is beautifully presented throughout, built by the reputable builders 'Miller Homes' and bought from new by the current owners. It has been well loved and transformed into the perfect family home. Entering inside the property you are welcomed into the entrance hall with stairs to first floor and access to all ground floor accommodation, from here you have the bright and spacious living room with media wall and bay window to the front, the extended modern fitted dining/kitchen with space for large table, Velux windows and double doors onto the rear garden and utility room off the kitchen with plumbing and space for a washing machine and dryer, the kitchen also supplies many useful fitted appliances. To the ground floor you will also find the downstairs WC.

To the first floor you have a spacious landing with storage, three excellent double bedrooms and main family bathroom, the master enjoying modern three piece en suite and built in wardrobes, with the second bedroom also benefitting a built in wardrobe.

Externally the property offers a tarmac'd driveway to the front providing off road parking leading to the attached garage, with covered area over the front door/garage entrance. To the rear is a stunning landscaped garden with indian stone patio, artificial grass, composite decking, raised Koi pond and flower beds. The perfect space for entertaining in the upcoming summer months. There is also access available down the left hand side of the property.

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



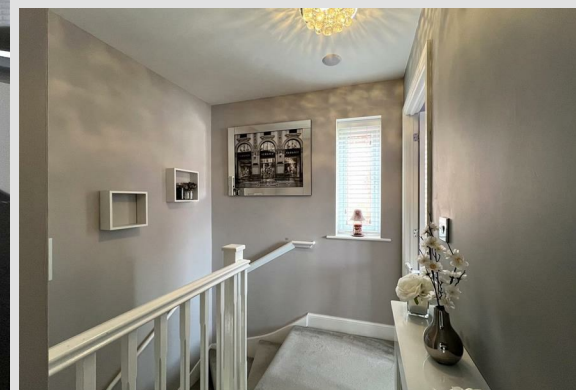
Entrance Hallway

Providing access to all ground floor accommodation comprising marble effect tiled flooring, ceiling light fitting, central heating radiator, power points, heating thermostat, stair access to first floor accommodation.

Lounge

7'4" x 12'5"

UPVC double glazed bay window to the front elevation, carpet flooring, ceiling light fitting, modern mirrored grey central heating radiator, media wall with open shelving, space and socket for wall mounted TV, flush electric feature fireplace, access into under stair storage, ample power points.



Dining Kitchen

16'11" x 13'0"

Fully fitted modern kitchen comprising high gloss wall and base units with work surface over, under unit lighting, inset sink with double drainer and mixer tap, tiled splashback, electric hob with extractor over, double built in eye level oven, built in dishwasher, space for a double fridge freezer, ample power points, UPVC double glazed window to the rear elevation, marble effect tiled flooring, central heating radiator, two UPVC double glazed skylights, ceiling spotlights, socket for a wall mounted TV, French doors leading out onto the rear garden, direct access into the utility.

Utility

8'1" x 4'4"

Wall units and work surface, space and plumbing for a washing machine and dryer, tiled splashback, houses the boiler, marble effect tiled flooring, ceiling spotlights, ample power points.

WC

6'5" x 3'4"

UPVC double glazed opaque window to the side elevation, low level WC, hand wash basin with mixer taps, tiled splashback and storage underneath, wood effect flooring, central heating radiator, ceiling spotlights.



Landing

Providing access to all first floor accommodation, ceiling light fitting, UPVC double glazed opaque window to the side elevation, carpet flooring, central heating radiator, loft access, power points.

Bedroom One

14'0" x 10'7"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, built in wardrobes, central heating radiator, two bedside wall lights, ample power points, direct access into the en suite.



En Suite

9'2" x 3'2"

Stylish three piece suite with low level WC, hand wash basin with mixer tap, wall mounted mirrored cabinet, walk in shower with folding glass shower door, tiled splashback and removable shower head, central heating radiator, extractor fan, UPVC double glazed opaque window to the side elevation, wood effect flooring, ceiling spotlights.



Bedroom Two

12'0" x 10'1"

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

Bedroom Three

10'1" x 9'3"

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

Bathroom

8'7" x 5'5"

Three piece modern suite with low level WC, hand wash basin with mixer tap, wall mounted cabinet with mirror, tiled splashback, low level bath with mixer tap, ceiling spotlights, wood effect flooring, central heating radiator UPVC opaque double glazed window to the front elevation, extractor fan.

Garage

Up and over garage door, power and lighting, electric car charging point.

Externally

Externally the property offers a tarmac'd driveway to the front providing off road parking leading to the attached garage, with covered area over the front door/garage entrance. To the rear is a stunning landscaped garden with indian stone patio, artificial grass, composite decking, raised Koi pond and flower beds. The perfect space for entertaining in the upcoming summer months. There is also access available down the left hand side of the property.

Tenure

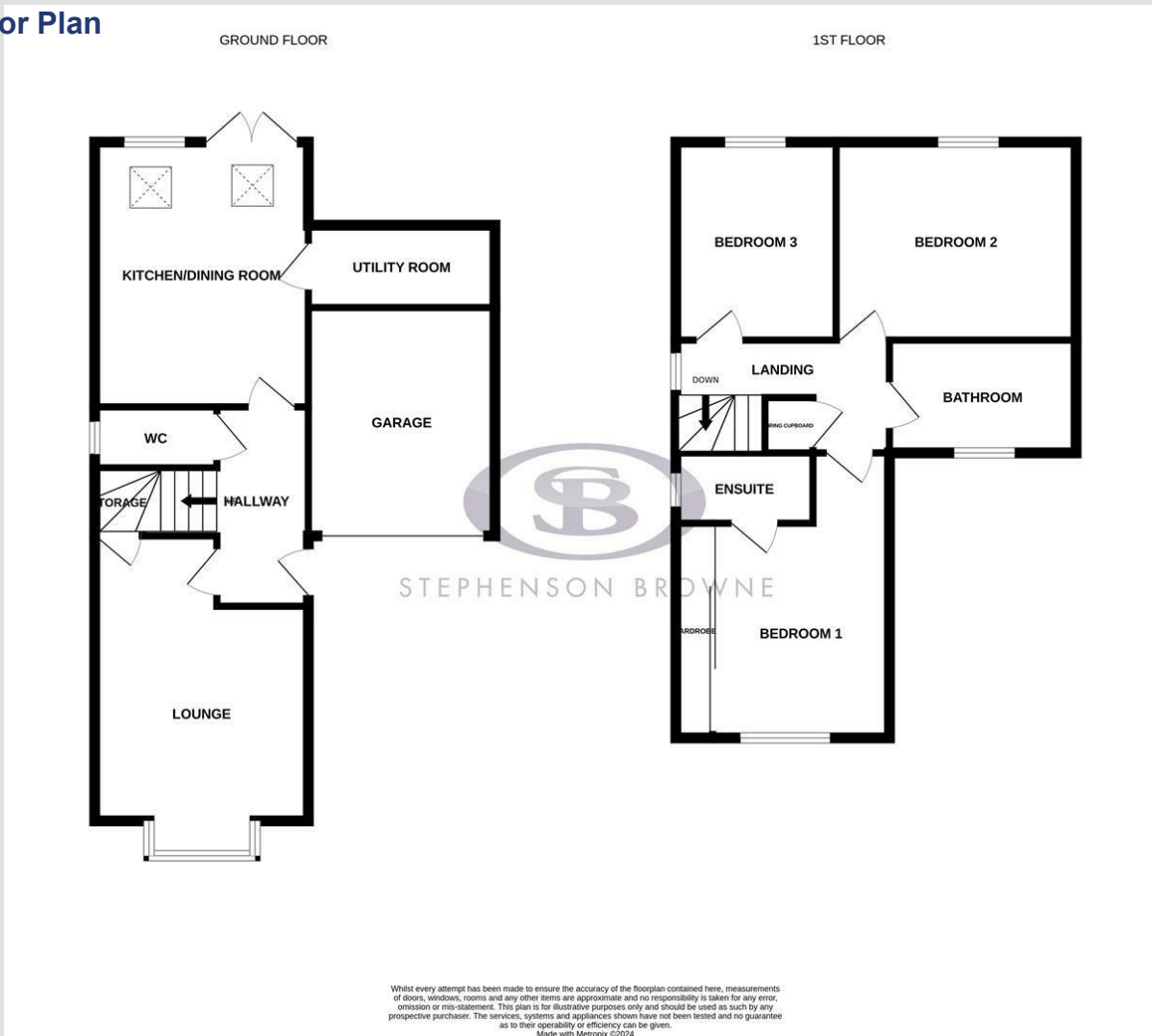
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. There is a communal maintenance charge of £237 per annum.

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) A			94
(81-91) B		83	
(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.

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