



18 ISIS CLOSE, CONGLETON, CW12 3RT

£385,000



STEPHENSON BROWNE



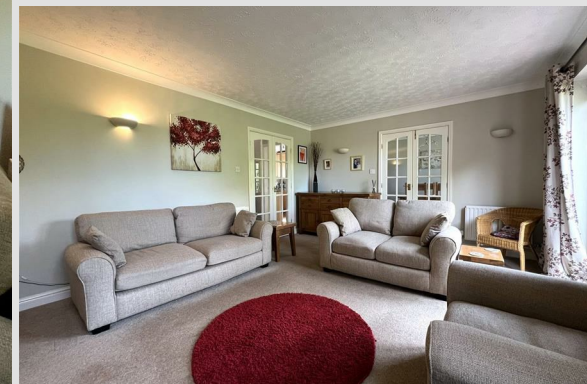
Stephenson Browne are proud to market this well presented four bedroom detached home situated in a prime position on the quiet cul-de-sac, Isis Close. Located within the sought after area of Mossley you couldn't get a better location being just a stone throw away from Congleton train station and the Town Centre you are in the midst of many local amenities, great transport links and schools.

Internally the home provides spacious accommodation throughout, you are firstly greeted into the entrance hall with access to all ground floor living space, downstairs WC and stairs to the first floor.

From here you have the fitted breakfast kitchen with a range of built in appliances, the dining room and large living room with sliding doors onto the rear garden. You can also access the integral garage via the under stairs cupboard, perfect to be used as a utility space and for additional storage. To the first floor you have the landing providing access to the large master bedroom with built in wardrobes and en suite, three additional good sized bedrooms, the second also with built in wardrobes and the third with open hanging space, and the main family bathroom.

Externally the property is situated on a brilliant sized plot, benefitting a brick paved driveway to the front providing ample off road parking with well maintained laid to lawn area alongside and a range of mature trees and shrubs. You also can access the rear down the side of the property. To the rear is a large and private garden, with brick paved patio and large laid to lawn area, there is also a further area at the bottom of the garden ideal for seating area, a great space to enjoy the summer months. To the side of the property is additional space currently housing two sheds.

Don't miss out for the opportunity to view this fantastic home!





## Porch

UPVC entrance door with double glazed lattice window to the side, access into WC and open arch into entrance hall.

## Entrance Hall

Stairs to first floor, access to ground floor accommodation and to understairs storage leading into garage.

## Living Room

12'4" x 17'1"

Feature fireplace with fitted gas fire, marble effect hearth and surround and wooden mantle, UPVC double glazed window to the rear elevation, UPVC double glazed sliding doors leading onto the rear garden and radiator.

## Dining Room

10'8" x 7'8"

UPVC double glazed window to the rear elevation and radiator.



## Breakfast Kitchen

11'6" x 9'3"

Fitted kitchen comprising wall and base units with work surface over, built in fridge, freezer, dishwasher, oven and gas hob with extractor over, stainless steel sink with drainer and mixer tap over, tiled splash backs, space for breakfast table, tile effect flooring, UPVC double glazed lattice window to the front elevation and UPVC door to the side elevation.



## Downstairs WC

5'3" x 2'7"

Fitted two piece suite comprising low level WC and vanity hand wash basin, part tiled walls, tile effect flooring and UPVC double glazed opaque lattice window to the front elevation.





## Garage

16'11" x 7'7"

Integral garage with power and light. Ideal to be used as a utility space, currently housing washing machine and tumble dryer.

## Landing

Access to all first floor accommodation and airing cupboard.

## Master Bedroom Suite

16'8" max x 9'4" max

Large master bedroom with dressing area comprising built in wardrobe with sliding doors. UPVC double glazed window to the rear elevation and radiator.

## En Suite

6'2" x 5'9"

Fitted with a three piece suite comprising low level WC, vanity unit with hand wash basin and corner shower, fully tiled walls, wood effect flooring, UPVC double glazed opaque lattice window to the front elevation and towel radiator.

## Bedroom Two

10'4" x 8'11"

UPVC double glazed window to the rear elevation, built in wardrobes and radiator.

## Bedroom Three

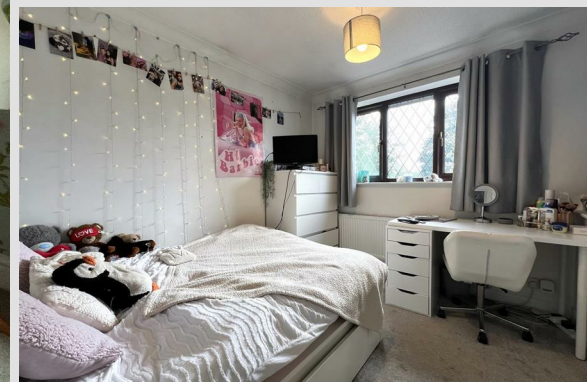
10'1" x 7'11"

UPVC double glazed lattice window to the front elevation, open wardrobe area over the bulkhead and radiator.

## Bedroom Four

10'4" x 6'1"

UPVC double glazed window to the rear elevation and radiator.





## **Bathroom**

6'8" x 5'8"

Fitted with a three piece suite comprising low level WC, pedestal hand wash basin and bath with shower over, fully tiled walls, wood effect flooring, UPVC double glazed opaque lattice window to the front elevation and towel radiator.

## **Externally**

Externally the property is situated on a brilliant sized plot, benefitting a brick paved driveway to the front providing ample off road parking with well maintained laid to lawn area alongside and a range of mature trees and shrubs. You also can access the rear down the side of the property. To the rear is a large and private garden, with brick paved patio and large laid to lawn area, there is also a further area at the bottom of the garden ideal for seating area, a great space to enjoy the summer months. To the side of the property is additional space currently housing two sheds.

## **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.

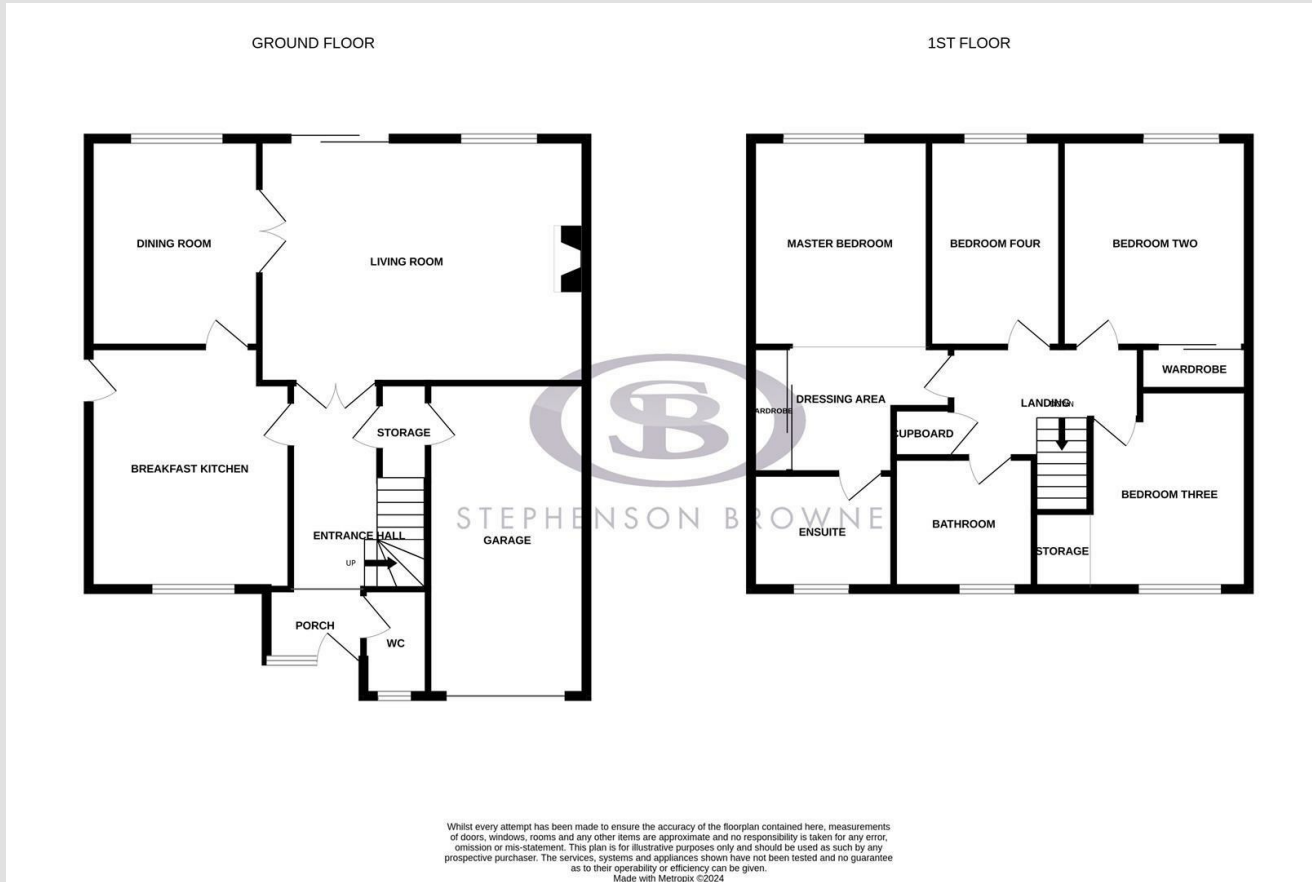
## **Need to Sell?**

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

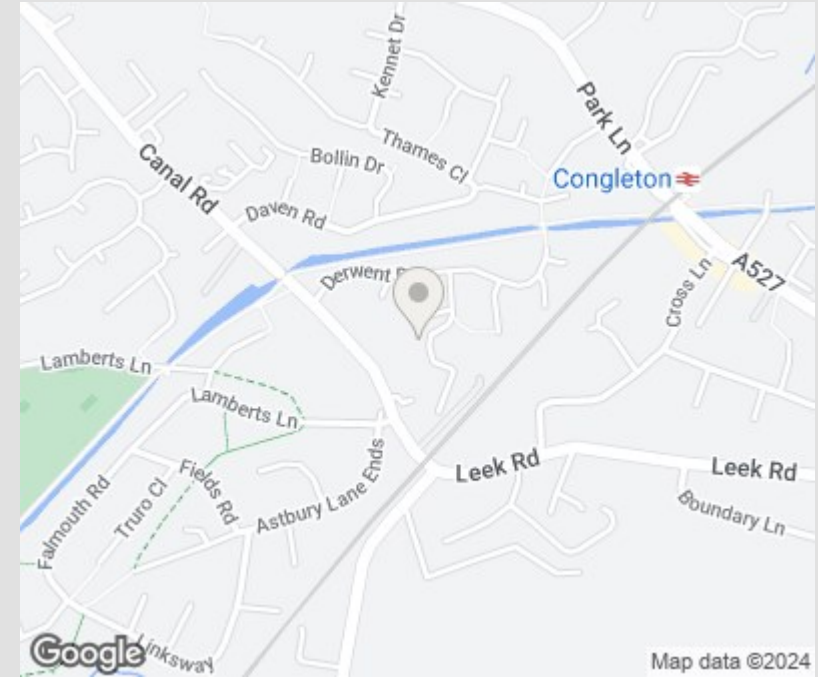




## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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21 High Street, Congleton, Cheshire, CW12 1BH  
 T: 01260 545600  
 E: congleton@stephensonbrowne.co.uk  
 W: www.stephensonbrowne.co.uk

