



43 OBELISK WAY, CONGLETON, CW12 4FY

£350,000



STEPHENSON BROWNE



Stephenson Browne are delighted to welcome to the market this well presented four bedroom detached home on the ever popular Obelisk Way. Situated on a generous plot in a prime location, you are within walking distance to both Congleton Town Centre and West Heath, both with a large variety of shops, eateries and amenities, also with Barn Road retail park just around the corner. Multiple good primary and secondary schools are close by, as well as good transport links!

You will be greeted by entrance hallway with downstairs toilet and access into the living room with bay window, dining room with double doors onto the rear garden, spacious breakfast kitchen with open access into the utility area. The kitchen includes a range of wall and base units and space for a table, also with access into the rear garden. To the first floor are four good sized bedrooms, with en-suite off the master and a main bathroom, all rooms to the first floor are accessible from the landing. The first and second bedrooms also benefiting built in wardrobes.

Externally, to the front of the property you will find the brick paved driveway, providing parking for multiple vehicles leading up to the garage. To the rear is the enclosed private garden, with a range of shrubs, bushes and trees and the pleasure of lawned and paved areas, also with a decorative stone feature, a perfect space for entertaining in the upcoming summer months.

A well-loved home with so many fantastic features, an early viewing is highly recommended!





### Hallway

Providing access to all ground floor accommodation and stair access to first floor accommodation, carpet flooring, central heating radiator, two ceiling light fittings, power points, UPVC double glazed window to the front elevation.

### Lounge

16'0 x 10'6

UPVC double glazed window to the front elevation, two ceiling light fittings, carpet flooring, central heating radiator, feature gas fireplace, double doors through to the dining room, ample power points.

### Dining Room

9'7 x 8'10

French doors to the rear leading out onto the garden, two UPVC double glazed windows to the rear elevation, carpet flooring, ceiling light fitting, central heating radiator, power points.

### Kitchen

10'1 x 8'10

Fitted wooden kitchen comprising wall and base units with work surface over, tiled splashback, inset sink with double drainer and mixer tap, gas cooker with hob and extractor over, integrated fridge freezer, ample power points, phone point, ceiling light fitting, UPVC double glazed window to the rear elevation, central heating radiator, vinyl flooring, space for a breakfast table, open access into the utility room.

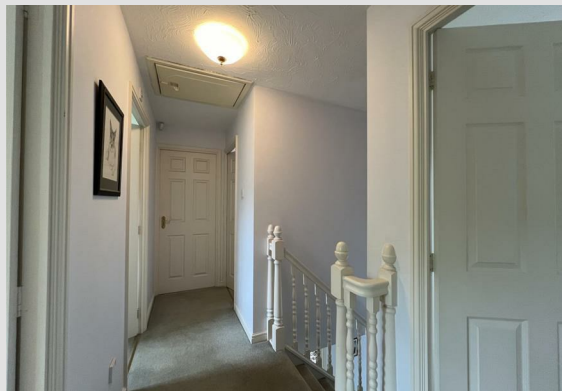
### Utility

6'6 x 5'4

Base units with work surface over, tiled splashback, inset sink with single drainer and pillar taps, space and plumbing for a washer and dryer, houses the boiler, ceiling light fitting, vinyl flooring, power points, extractor fan, external door to the rear elevation.

### WC

Low level WC, hand wash basin with pillar taps, ceiling light fitting, fitted coat hooks.





## Landing

Access to all first floor accommodation, carpet flooring, ceiling light fitting, power points, access into the loft, direct access into the airing cupboard.

## Bedroom One

10'7 x 9'7

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

## En Suite

7'5 x 4'7

Three piece white suite with low level WC, hand wash basin with pillar taps, walk in mixer shower with removable shower head and glass shower screen door, tiled splashback, carpet flooring, ceiling light fitting, central heating radiator, shavers port, UPVC double glazed opaque window to the side elevation.

## Bedroom Two

10'0" x 8'5" (ex. robes to 4'11" ht.)

Two UPVC double glazed windows to the front elevation, two central heating radiators, ceiling light fitting, carpet flooring, built in wardrobes and built in storage cupboard, ample power points.

## Bedroom Three

9'4 x 8'11

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

## Bedroom Four

8'7 x 6'10

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





### **Family Bathroom**

6'11 x 6'10

Three piece suite with low level WC, hand wash basin with pillar taps, low level bath with pillar taps, half tiled walls, carpet flooring, ceiling light fitting, UPVC double glazed opaque window to the rear elevation, central heating radiator,

### **Garage**

16'5 x 8'2

Up and over garage door, electric and power, ceiling light fitting, houses the fuse box.

### **Externally**

Externally, to the front of the property you will find the brick paved driveway, providing parking for multiple vehicles leading up to the garage. To the rear is the enclosed private garden, with a range of shrubs, bushes and trees and the pleasure of lawned and paved areas, also with a decorative stone feature, a perfect space for entertaining in the upcoming summer months.

### **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.

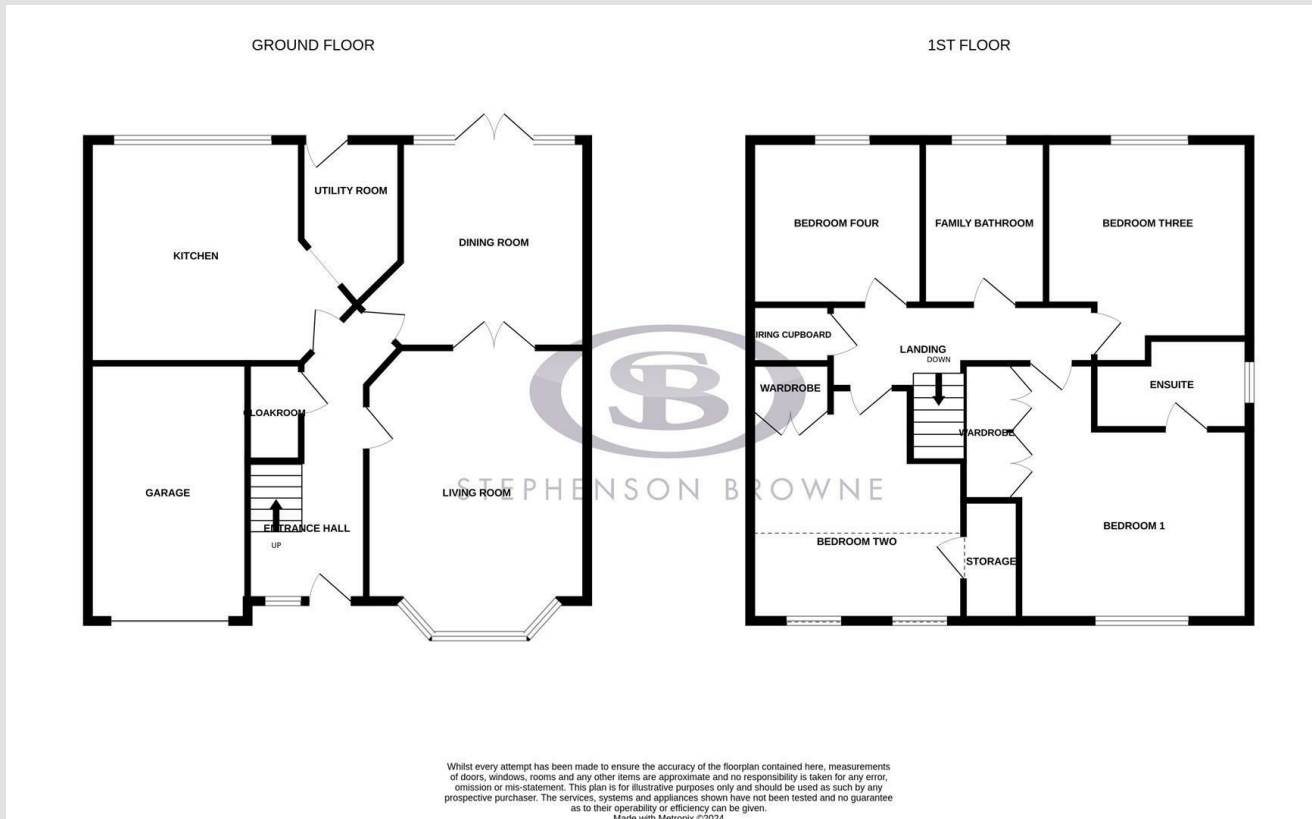
### **Need to Sell?**

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			
(81-91) B			
(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		81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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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