



10 TURNER DRIVE, CONGLETON, CHESHIRE, CW12 4NZ

OFFERS IN THE REGION OF £330,000



STEPHENSON BROWNE

Stephenson Browne are delighted to welcome to the market this fantastic three bed detached family home, situated on a generous corner plot on Turner Drive. Built only three years ago it's modern, open plan layout creates a perfect space for a range of buyers. Also being located within the highly requested residential area of West Heath... this property is sure to be popular!

Now moving into the property you are welcomed by the spacious entrance hall providing access into all ground floor accommodation including the generous sized living room featuring a beautiful walk in bay window, open plan Kitchen/dining room with French doors opening out onto the garden and a downstairs WC.

To the first floor is a good sized master bedroom benefitting its own three piece stylish En suite! There are two additional bedrooms and a modern family bathroom.

Externally the property offers a private driveway to the front with ample parking space available. Surrounding the front of the property is a laid to lawn area with a mature trimmed hedge, there is access available down the back of the property leading into the garden. The walled garden benefits a paved patio area right outside the French doors perfect for outdoor seating, as well as a good sized laid to lawn area, making a brilliant space to entertain.

Don't miss the opportunity to view, book in that all important viewing today!



Entrance Hallway

14'1" x 5'10" max

Providing access to all ground floor accommodation, carpet flooring, ceiling light fitting, central heating radiator, power points, stair access to first floor accommodation.

Lounge

17'5" x 9'8"

UPVC double glazed window to the front elevation and UPVC double glazed walk in bay window to the side elevation, carpet flooring, two ceiling light fittings, two central heating radiators, ample power points.

Dining Kitchen

17'5" x 7'10"

Stylish fitted kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, four ring gas hob with extractor over and panelled splashback, integrated eye level oven, space and plumbing for a washer/dryer and dishwasher, space for fridge freezer, ample worktop space for appliances, ample power points, two ceiling light fittings, wood effect flooring, central heating radiator, space for dining table and chairs, UPVC double glazed window to the front elevation, double glazed French doors to the side elevation leading out onto the rear garden.

WC

5'11" x 2'7"

UPVC double glazed opaque window to the rear elevation, low level WC, hand wash basin with mixer tap, wood effect flooring, ceiling light fitting.

Landing

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

Bedroom One

10'5" x 9'10"

UPVC double glazed window to the front elevation and UPVC double glazed window to the side elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points, direct access into the En suite.

En Suite

5'11" x 5'1"

Three piece suite including low level WC, hand wash basin with mixer tap and tiled splashback, walk in mixer shower with glass slide door and removable shower head, shower tiled splashback, wood effect tiled flooring, central heating radiator, ceiling light fitting, UPVC double glazed opaque window to the front elevation, extractor fan.

Bedroom Two

11'1" x 8'0"

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

Bedroom Three

8'0" x 5'7"

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

Bathroom

6'2" x 5'1"

Three piece suite, low level WC, hand wash basin with mixer tap and tiled splashback, low level bath with mixer tap, tiled flooring, ceiling light fitting, central heating radiator, UPVC opaque double glazed window to the side elevation, extractor fan.

Externally

Situated on the corner plot there is a well maintained laid to lawn area wrapped around the property along with a mature hedge and planted trees with a pathway leading up to the front door. To the right hand side is a driveway with ample off road parking available, there is access down the rear of the property leading into the garden. The main garden is positioned to the side of the property and comprises a paved patio area with a further laid to lawn area bordered by a brick wall and wooden fence.

Tenure

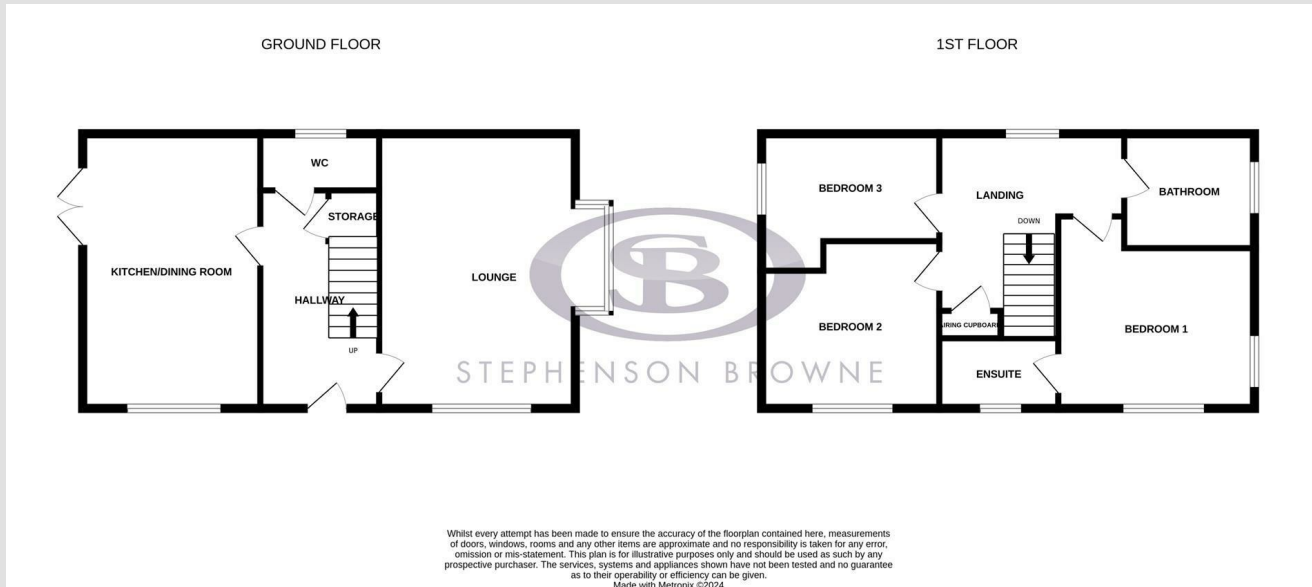
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?





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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64