



71 BANKHOUSE DRIVE, CONGLETON, CW12 2BL

OFFERS OVER £215,000



STEPHENSON BROWNE

Well presented, spacious and ready to move straight into! We here at Stephenson Browne are delighted to market this two bedroom semi detached property located within a highly desirable estate, close to a number of great amenities, schools, nearby country and canal side walks, as well as being within walking distance to Congleton Park and the newly renovated Church House pub.

Perfect for first time buyers or anyone looking to downsize, this property has many brilliant selling features including new boiler, windows, radiators and fuse board, making this a really great opportunity.

Internally you are welcomed into the entrance hall leading into the spacious living room with feature fire and under stairs storage cupboard, from here you have the breakfast kitchen with space for appliances and conservatory. To the first floor are two good sized bedrooms, master with built in wardrobe, and a family bathroom.

Externally, to the front of the property is a tarmac' d driveway providing off road parking for multiple vehicles leading to a single garage. To the rear of the property is an enclosed, landscaped garden with brand new, indian stone patio area and lawned area bordered by mature shrubs and flowers. There are also steps down to a further garden area currently housing two sheds.

An early viewing is highly recommended to appreciate everything this property has to offer!



### Entrance Hall

Providing access to first floor and ground floor accommodation.

### Living Room

12'11" x 12'7" into bay

UPVC double glazed window to the front elevation, ceiling light fitting, feature decorative fireplace, carpet flooring, central heating radiator, ample power points, direct access into the kitchen.

### Dining Kitchen

15'8" x 10'11"

Fitted kitchen comprising wall and base units with work surface over, tiled splashback, inset sink with double drainer and mixer tap, built in double oven, electric hob with extractor over, space and plumbing for dishwasher, washer/dryer, space for fridge freezer, ample appliance power points, tiled flooring, ceiling light fitting, UPVC double glazed window to the side elevation. The dining area comprises a breakfast bar style dining table with storage cupboard and overhead storage, ceiling light fitting, central heating radiator, power points, tiled flooring, UPVC double glazed window to the rear elevation, direct access into the conservatory.

### Conservatory

9'8" x 9'1"

UPVC double glazed windows to both side and rear elevations, polycarbonate roof, wood effect flooring, ceiling light fitting, French doors into the garden.

### Landing

Providing access into all first floor accommodation.

### Bedroom One

12'7" x 11'1"

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

### Bedroom Two

9'10" x 9'8"

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

### Bathroom

Modern bathroom suite comprising low level WC, hand wash basin with mixer tap and storage underneath, wall fitted mirror, low level bath with shower over, glass shower screen, shower splashback, vinyl flooring, ceiling light fitting, chrome heated towel rail, UPVC double glazed opaque window to the rear elevation.

### Garage

18'2" x 8'0"

Up and over front door. Power and light.



### **Externally**

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### **Tenure**

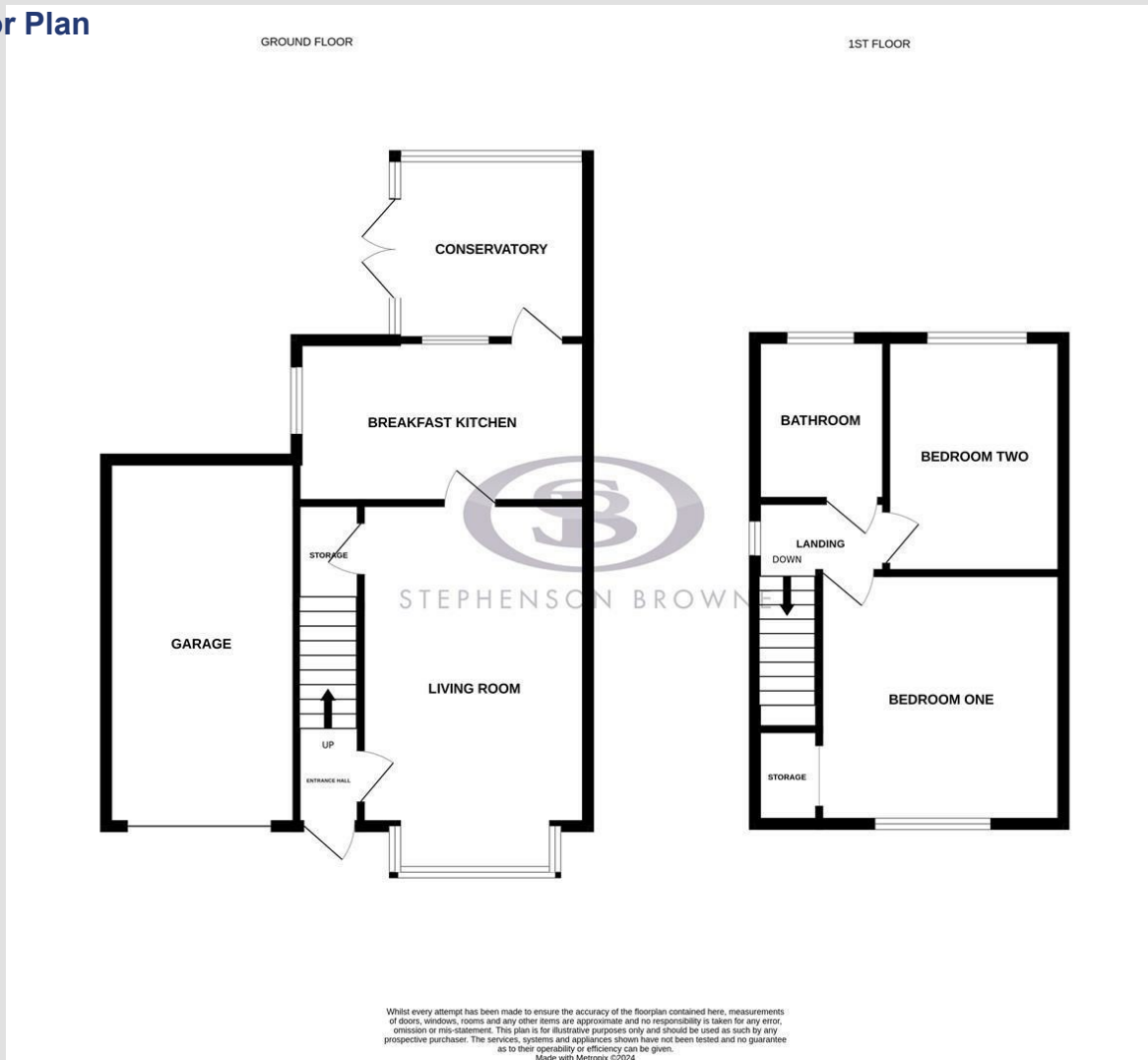
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **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			
		53	75
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			
(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.

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 be 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

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

