



62 OBELISK WAY, CONGLETON, CW12 4FY

£475,000



STEPHENSON BROWNE

Stephenson Browne are delighted to welcome to the market this beautifully 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 and The Orange Tree on your doorstep. Multiple good primary and secondary schools are close by, as well as good transport links!

Delivering versatile accommodation, with a stunning living, dining, kitchen and two separate reception rooms, this property has been cleverly altered to create further living accommodation, a magnificent addition, making this the ideal family home.

A viewing really is a must to appreciate all that this home has to offer, whether that be internally or externally, in summary, we have on the ground floor, good sized living room with bay window, dining room, living, dining, kitchen, utility room with access to the garage and downstairs WC.

To the first floor are four generous bedrooms, the master with en suite and built in wardrobes, the second, third and fourth also benefitting fitted wardrobes and family bathroom.

Externally you have off road parking to the front via the tarmac'd driveway, as well as a laid to lawn front garden. To the rear is a beautifully landscaped, south west facing garden with multiple paved patio areas and the rest laid to lawn, the ideal space to enjoy the Summer months. The house is perfectly positioned, with no one overlooking at the rear.

All in all, a lovely family home which we look forward to showing you in the not too distant future.



Entrance Hallway

16'5" x 6'4" max
Vast entrance hallway comprising two ceiling light fittings, Karndean wood effect flooring, central heating radiator, access into under stair storage, power points, UPVC double glazed window to the front elevation with front entrance door, fitted alarm system, stair access to first floor accommodation.

Lounge

16'0" x 12'8"
Spacious front lounge featuring a beautiful double glazed walk in bay window, three wall light fittings, Karndean wood effect flooring, two central heating radiators, ample power points, TV point, double door access into the additional sitting room.

Sitting Room

12'8" x 8'8"
French doors to the rear elevation with two double glazed windows to either side, ceiling light fitting, Karndean wood effect flooring, central heating radiator, ample power points, TV point.

Kitchen

10'11" x 8'10"
Fitted modern grey kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, eye level double oven, five ring gas hob with extractor over, integrated dishwasher and fridge, ample countertop space for appliance with ample power points, travertine tiled flooring, ceiling spotlights, UPVC double glazed window to the rear elevation, direct access into the utility with open access to the dining space.

Dining Space

20'7" x 8'0"
Provides space for a large dining table and a small sofa creating the perfect family room, travertine tiled flooring, UPVC double glazed window to the front elevation, wall socket for a wall mounted TV, central heating radiator, ample power points.

Utility

8'2" x 6'11"
Complemented with the same wall and base units as the kitchen with work surface over, tiled splash back, inset sink with single drainer and mixer tap, space and plumbing for a washing machine and dryer, ceiling light fitting, travertine tiled flooring, UPVC double glazed window to the side elevation and external door to the rear elevation, central heating radiator, direct access into the integral garage, loft access.



Garage
17'6" x 7'8"
Up and over garage door, power and light, space to house a large fridge freezer, great use for storage.

WC
5'2" x 3'6"
Low level WC, hand wash basin with mixer tap and storage cupboard underneath, heated chrome towel rail, Karndean wood effect flooring, UPVC double glazed window to the rear elevation, half tiled walls throughout, ceiling light fitting.

Landing
15'2" x 6'0" max
Providing access to all first floor accommodation, carpet flooring, ceiling light fitting, loft access, central heating radiator, UPVC double glazed window to the front elevation, power points.

Master Bedroom
12'8" x 11'4"
UPVC double glazed walk in bay window to the front elevation, ceiling light fitting, carpet flooring, two double built in wardrobes, central heating radiator, power points, direct access into En suite.

En Suite
7'1" x 3'6"
Stylish three piece suite with low level WC, hand wash basin with mixer tap and storage underneath, walk in wet room style shower with sliding glass shower door, fitted rainfall shower head and tiled splash back, inset wall mounted mirror, ceiling light fitting, tiled flooring and walls throughout, extractor fan, chrome heated towel radiator, UPVC double glazed window to the side elevation.

Bedroom Two
12'0" x 8'11"
UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, built in wardrobe, ample power points.

Bedroom Three
10'0" x 8'5"
UPVC double glazed walk in bay window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, built in wardrobe, ample power points.

Bedroom Four
8'10" x 8'5"
UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, built in wardrobe, ample power points.



Family Bathroom

7'1" x 5'1"

Modern three piece suite comprising low level WC, hand wash basin with storage underneath, low level bath with mixer tap and mixer shower above including a fitted shower head and removable shower head, glass screen shower door, tiled splash back, ceiling light fitting, tiled flooring, extractor fan, UPVC double glazed window to the rear elevation, chrome heated towel rail.

Externally

Externally you have off road parking to the front via the tarmac'd driveway, as well as a laid to lawn front garden. To the rear is a beautifully landscaped, south west facing garden with multiple paved patio areas and the rest laid to lawn, the ideal space to enjoy the Summer months. The house is perfectly positioned, with no one overlooking at the rear.

Tenure

We understand from the vendor that the property is Freehold with a yearly management fee of £30. 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.

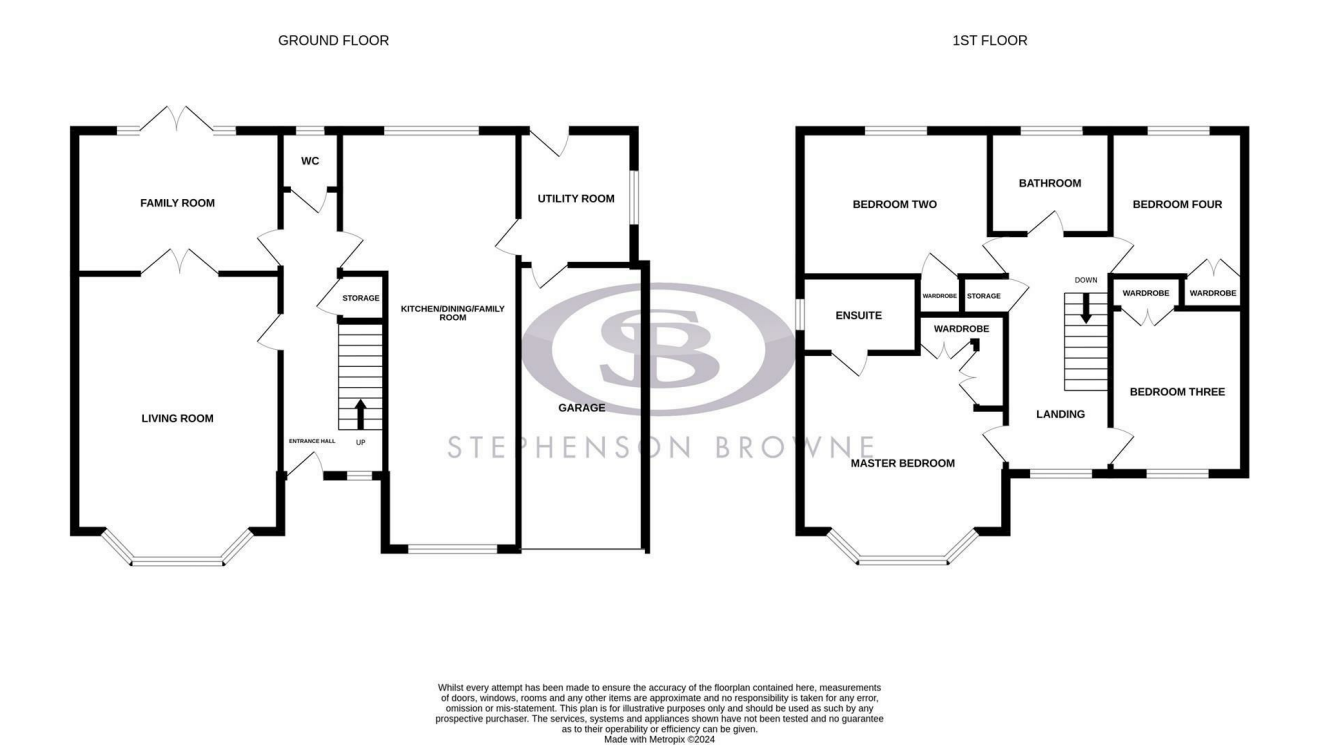
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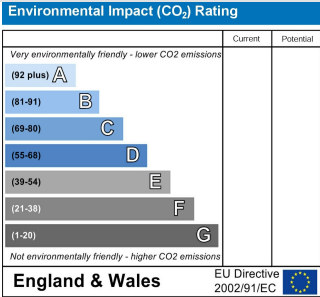
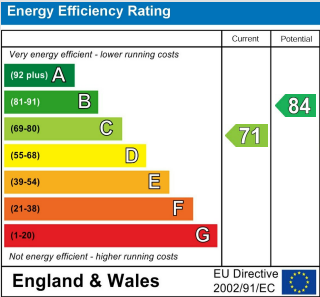
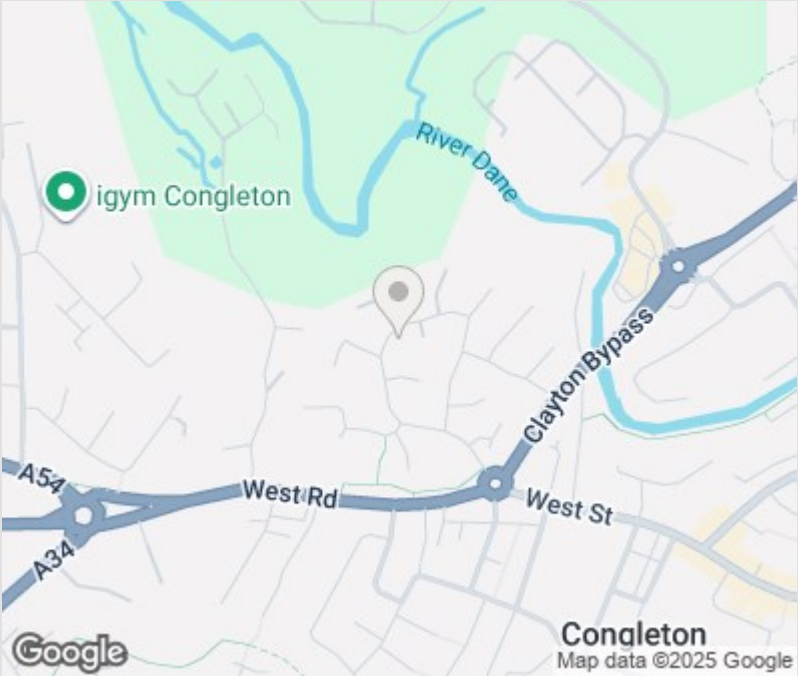




Floor Plan



Area Map



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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