



3 PARKSIDE PLACE, CONGLETON, CW12 2FR

ASKING PRICE £330,000



STEPHENSON BROWNE

Stephenson Browne are absolutely delighted to offer For Sale this stunning family home situated in a quiet area overlooking Congleton Park and the River Dane. Comprising of similar style properties, this estate is unlike most others built in recent years, it is only a small development and is surrounded by greenery and lawned areas, also with the Dane in Shaw Brook running through. As well as having shops and local amenities close by, Congleton Town Centre is also easily accessible as well as good Primary/Secondary schools.

Offering many selling points and unique features, this home has been designed for modern living, with spacious accommodation throughout! We also must mention the fantastic position of this home, with no properties to the rear and backing onto woodland, giving extra privacy and tranquility.

Internally, you are welcomed via the entrance hall providing access to ground floor accommodation and the first floor. Downstairs comprises of living room with double doors into the modern fitted kitchen/dining room with breakfast bar, utility room and WC.

To the first floor you have a landing providing access to all four good size bedrooms, the master with fitted wardrobes and en suite, and family bathroom.

Externally to the front of the property is tarmac'd driveway providing off road parking leading to the garage alongside a laid to lawn front garden with a range of mature shrubs and bushes. To the rear of the property is a great size enclosed garden, with paved patio and laid to lawn area, also housing a shed.

Early viewing is highly recommended to appreciate what this lovely property has to offer!



Entrance Hall

External front entrance door, ceiling light fitting, central heating radiator, wood effect flooring with entrance matting, access to ground floor accommodation and stair access to first floor accommodation.

Lounge

16'4" x 11'1"

UPVC double glazed bay window to the front elevation with shutters, ceiling light fitting, wood effect flooring, two central heating radiators, under stair storage, ample power points, double doors into the dining kitchen.

Kitchen/Dining Room

17'0" x 13'1"

Fitted 'U' shape breakfast bar kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, integrated dishwasher, fridge freezer, double eye level oven and four ring gas hob with extractor over, tile effect flooring, ceiling spotlights, UPVC double glazed window to the rear elevation with shutters, dining space with two central heating radiators, ceiling light fitting above dining table, French doors with shutters to the rear elevation, ample power points throughout.



Utility

6'4" x 5'10"

Wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, space and plumbing for washing machine and dryer, tile effect flooring. ceiling light fitting, ample power points, UPVC double glazed window to the rear elevation, external side door access, direct access into the WC.



WC

6'2" x 2'11"

Low level WC, hand wash basin with mixer tap, central heating radiator, UPVC double glazed window to the side elevation.



Landing

Providing access to all first floor accommodation, ceiling light fitting, loft access, carpet flooring, power point.

Master Bedroom

14'5" x 10'2"

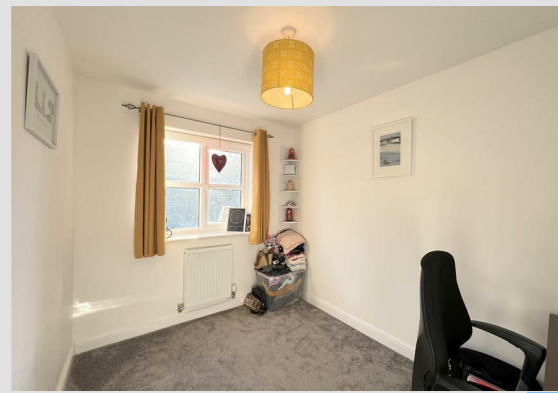
Double glazed feature arched window to the front elevation with shutters, carpet flooring, ceiling light fitting, central heating radiator, fitted wardrobes, ample power points, direct access into the en suite.



En Suite

7'6" x 4'3"

Three piece suite comprising low level WC, hand wash basin with mixer tap, shavers port, walk in wet room style shower with sliding glass shower door, patterned splash back, half tiled walls throughout, tiled flooring, UPVC double glazed window to the side elevation, central heating radiator.



Bedroom Two

12'1" x 8'10"

UPVC double glazed window to the front elevation with shutters, carpet flooring, ceiling light fitting, central heating radiator, ample power points, built in storage cupboard.

Bedroom Three

9'10" x 8'10"

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

Bedroom Four

10'2" x 7'4"

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

Family Bathroom

6'10" x 6'6"

Three piece white suite comprising low level WC, hand wash basin and mixer tap, low level bath with mixer tap, tiled flooring, ceiling light fitting, chromed heated towel rail, extractor fan, half tiled walls throughout, UPVC double glazed window to the rear elevation.

Garage

17'4" x 8'2"

Up and over garage door, electric and power.

Externally

Externally to the front of the property is tarmac'd driveway providing off road parking leading to the garage alongside a laid to lawn front garden with a range of mature shrubs and bushes. To the rear of the property is a great size enclosed garden, with paved patio and laid to lawn area, also housing a shed. Also, backing onto woodland, giving extra privacy and tranquility.

Tenure

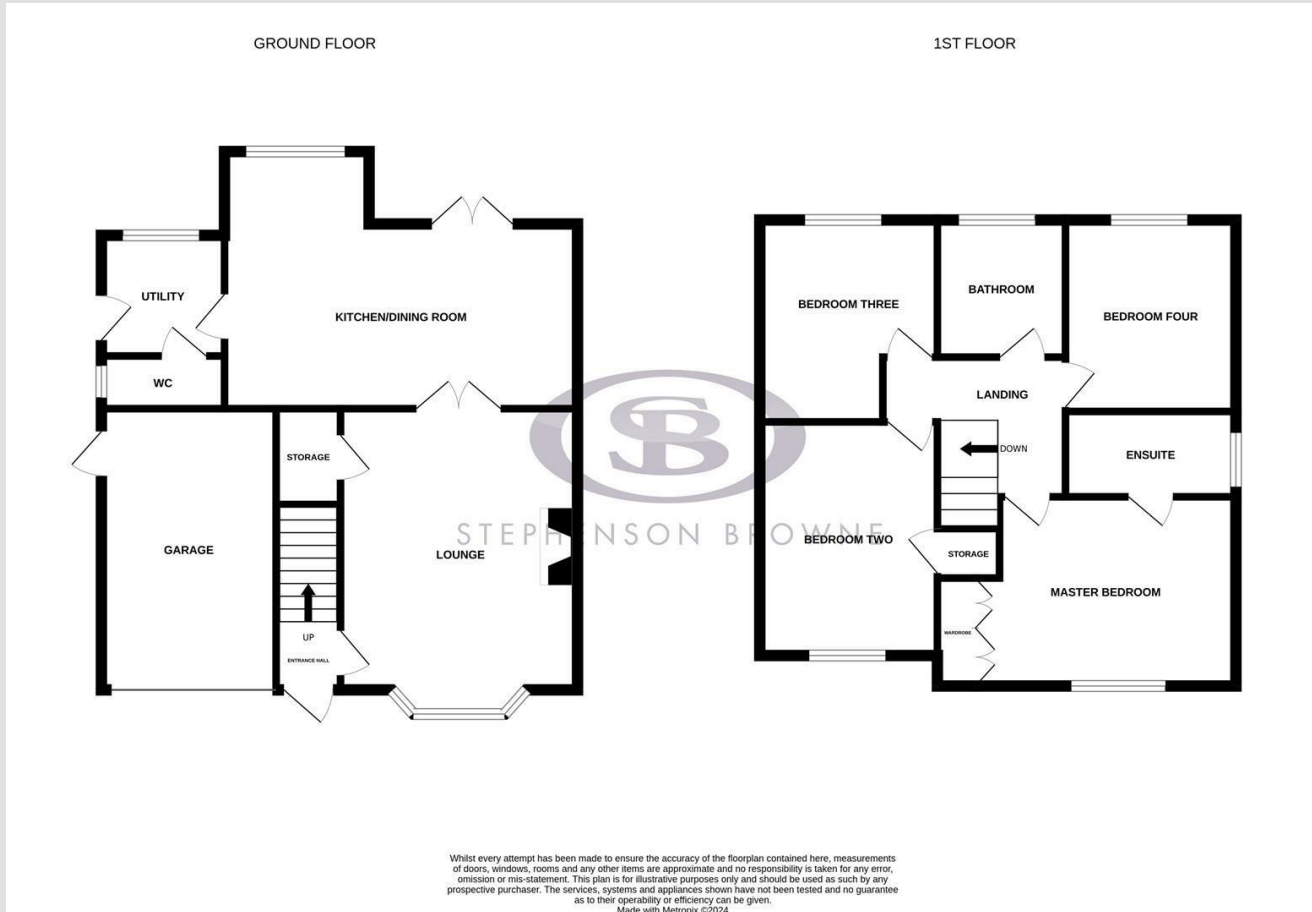
We understand from the vendor that the property is Freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

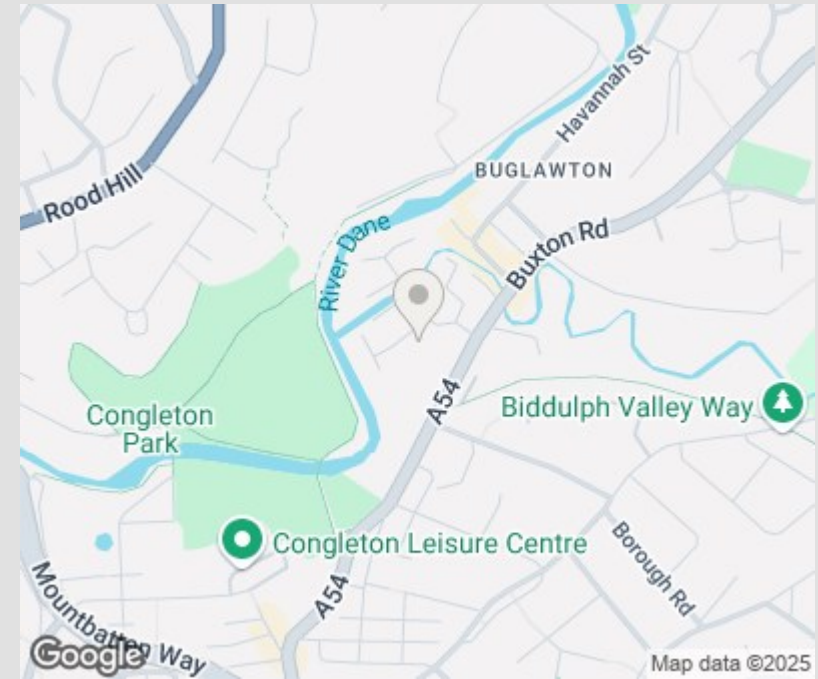
For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		81	
(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.

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