



10 BEECH CLOSE, CONGLETON, CW12 4YL

OFFERS OVER £385,000



STEPHENSON BROWNE



Fabulously presented and extended, this property is situated in a quiet cul-de-sac on the ever popular Beech Close, Stephenson Browne are delighted to welcome to the market this spacious four bedroom detached home, located within the sought after area of West Heath, you will be just a short walk away from many local amenities, great transport links, back lane playing fields and popular primary and secondary schools.

Internally you are greeted by a large entrance hallway with downstairs toilet and access into the cosy living room and the star of the show, the bright and spacious living dining kitchen, with modern fitted kitchen, ample built in appliances, bifold doors to the rear garden and Velux windows to the living area. From here you also have utility room and integral garage space. 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.

Externally, to the front of the property is a large tarmac'd driveway providing off road parking for multiple vehicles leading up to the garage. To the right hand side is a well kept laid to lawn area. To the rear is the enclosed, landscaped private garden, with easy maintenance in mind, you have large paved patio, decking area and artificial lawn. There is also the added benefit of a high quality entertaining hut, comprising fitted seating, table and built in fridge/bar area. This plot is a brilliant size and extends to the side of the house with built in shed.

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





### Entrance Hall

### Living Room

8'7" x 12'9"

### Living Dining Kitchen

23'3" x 24'6"

### Downstairs WC

### Utility Room

### Integral Garage

### Landing

### Bedroom One

12'7" x 9'3"

### En Suite

4'9" x 4'7"

### Bedroom Two

8'11" x 10'5"

### Bedroom Three

9'6" x 8'5"

### Bedroom Four

7'4" x 9'8"

### Bathroom

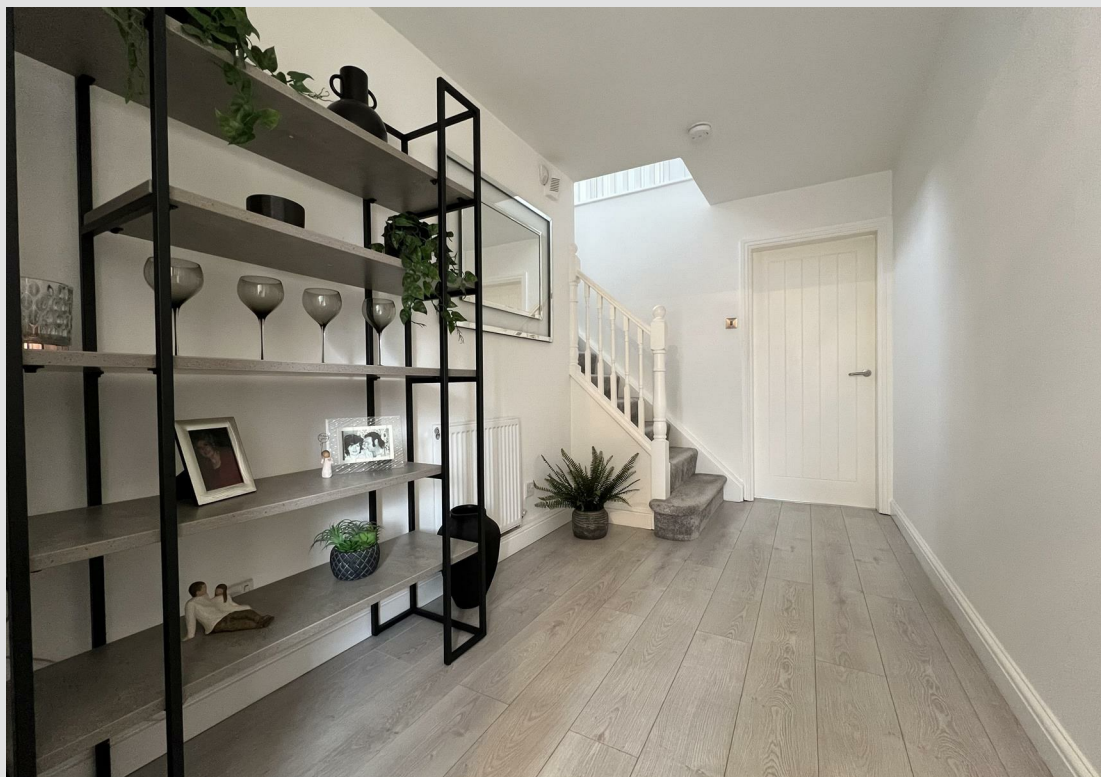
6'5" x 6'9"

### Tenure

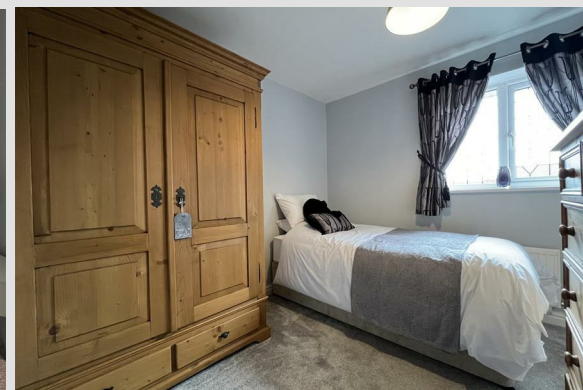
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Need to Sell?

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





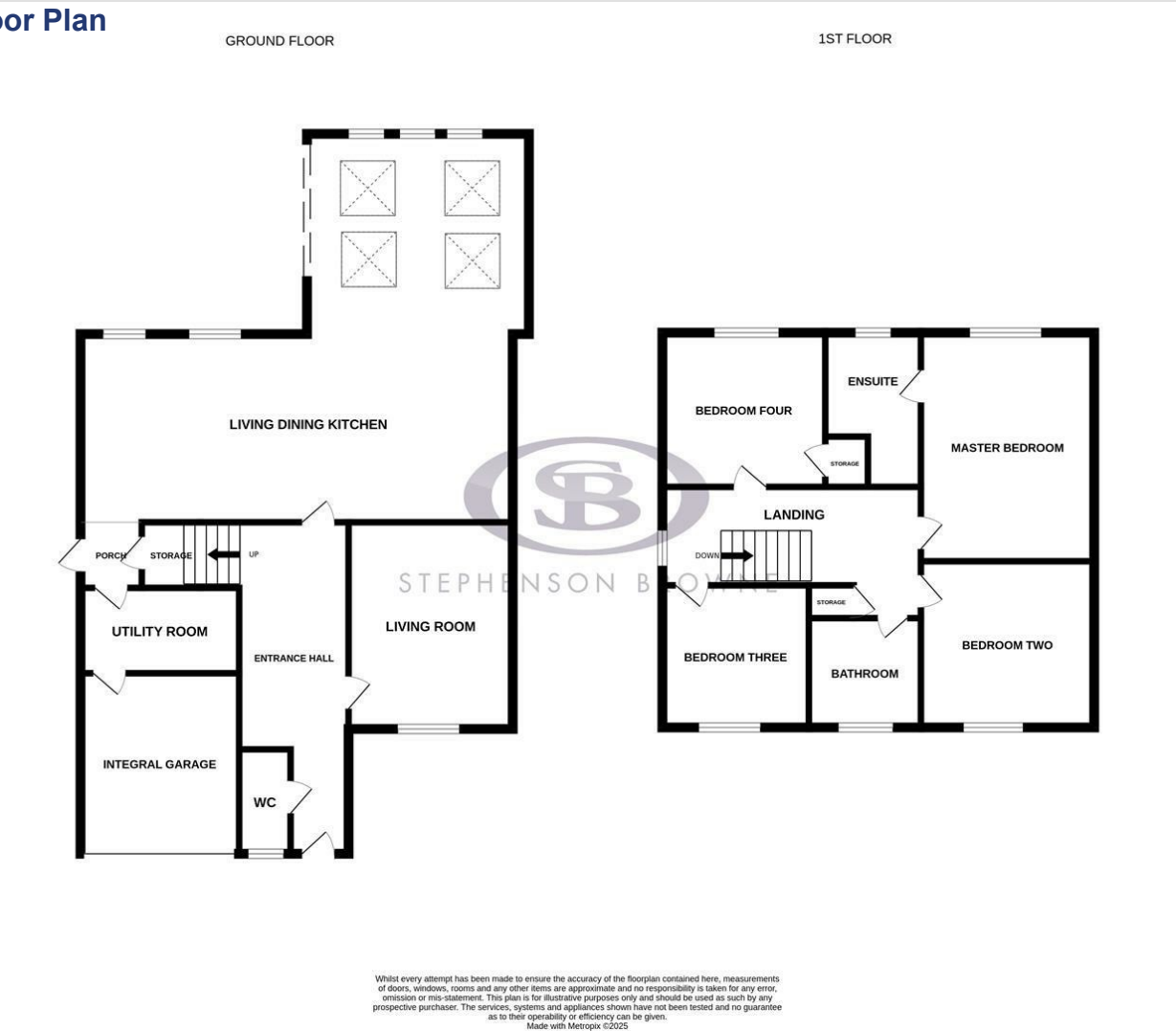




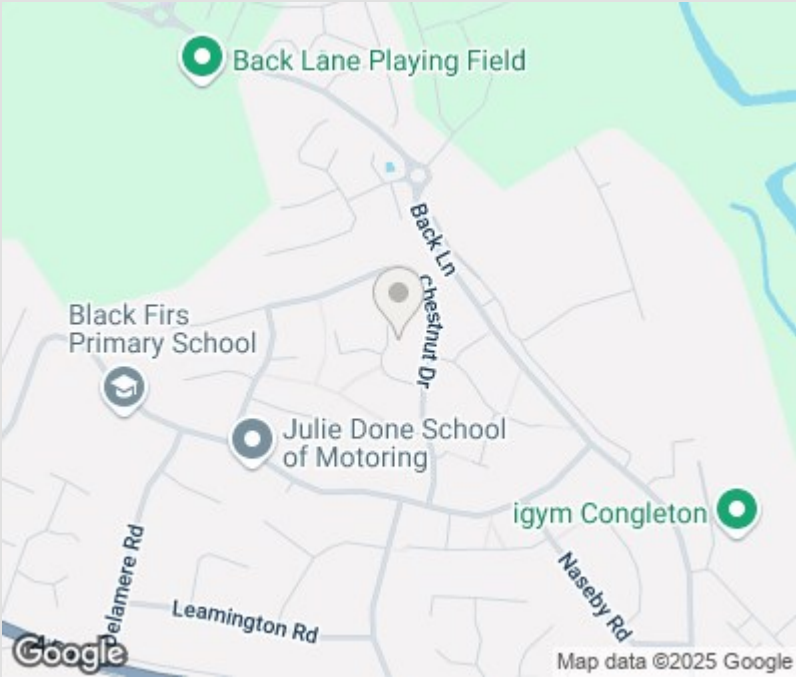




Floor Plan



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	

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