



10 PARKSIDE PLACE, CONGLETON, CHESHIRE, CW12 2FR

£325,000



STEPHENSON BROWNE

Stephenson Browne are delighted to offer For Sale this well presented three bedroom detached family home situated on Parkside Place.

Internally, you are greeted by an entrance hallway with downstairs toilet and access into the lounge with double doors into the dining / kitchen conveniently fitted with ample integrated appliances. To the first floor are three bedrooms, with en-suite off the master and a main bathroom.

Ample off road parking is available to the front of the property leading to a detached single garage with additional parking available. Both front and rear gardens are immaculately kept and easy to maintain, offering a wooden shed for outdoor storage and summer house which is currently used as an at home office presenting the option to have as a variety of uses.

Unlike most other new builds, this residence is part of a small development surrounded by mature greenery with Dane in Shaw brook running through housed in the perfect setting you are also within walking distance to the picturesque Congleton Park and Biddulph Valley Way Bridal Path great for dog walks and to enjoy the scenery. As well as having shops and local amenities close by, Congleton Town Centre is also easily accessible as well as good Primary/Secondary schools making this a prime location for any first time buyers, small families or those looking to downsize.

Don't miss out for the opportunity to view, contact Stephenson Browne today to book your all important viewing!



Entrance Hall

External front entrance door, entrance matting, ceiling light fitting, central heating radiator, access into the downstairs WC.

WC

2'10 x 6'1

Low level WC, hand wash basin with mixer tap and tiled splash back, central heating radiator, ceiling light fitting, tiled flooring, UPVC double glazed window to the front elevation.

Lounge

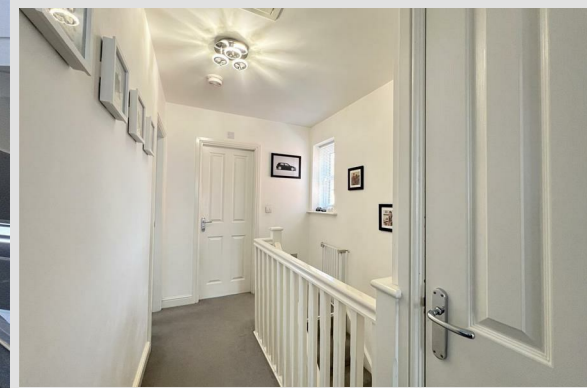
15'11 x 15'9

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, two central heating radiators, ample power points, access to under stair storage, stairs to first floor accommodation.

Kitchen/Dining Room

15'11 x 9'2

Fitted modern kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, NEFF appliances with integrated eye level oven, fridge freezer, dishwasher, gas hob with extractor over, space and plumbing for a washing machine and dryer, ample power points, tiled flooring, ceiling spotlights and ceiling light fitting over dining area, central heating radiator, French doors leading out into the rear garden, UPVC double glazed window to the rear elevation.



Landing

Providing access to all first floor accommodation, loft access with pull down ladders, carpet flooring, ceiling light fitting, power points., UPVC double glazed window to the side elevation.

Bedroom One

9'2" x 11'5"

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

En Suite

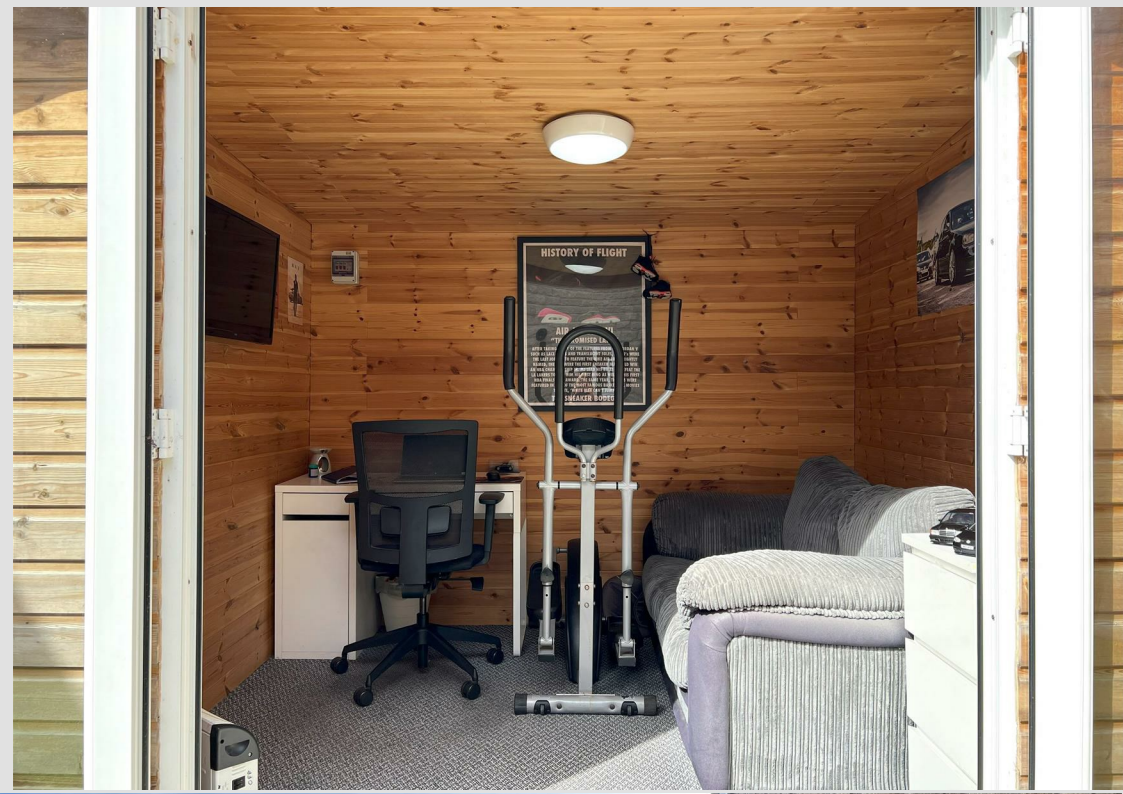
9'2 x 3'11

Three piece suite comprising low level WC, hand wash basin with mixer tap, walk in mixer shower with removable shower head, wall mounted mirrored cabinet, half tiled walls throughout and tiled flooring, central heating radiator, UPVC double glazed window to the side elevation.

Bedroom Two

9'2 x 9'6

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



Bedroom Three

7'6 x 11'2

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

Bathroom

6'5" x 6'0"

Three piece suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, wall mounted mirrored cabinet, low level bath with mixer tap and shower over with tiled splash back, ceiling spotlights, central heating radiator, tiled flooring, UPVC double glazed window to the rear elevation.

Garage

17'0" x 8'2"

Up and over garage door, electric and power, boarded roof space to house storage.

Externally

The front of the property benefits a long tarmac'd driveway with ample off road parking leading to the detached single garage providing additional space for parking and storage. Outside the front door is a small paved patio walk way with laid to lawn to either side housing mature hedges and flowers. Side access is available down the left hand side leading into the rear garden with paved patio perfect for outdoor seating, artificial grass section and further patio where the summer house is situated fitted with power and light, fully insulated with French doors given the option to have as a variety of uses. There is also a wooden shed available for storage situated to the rear of the garage.

Tenure

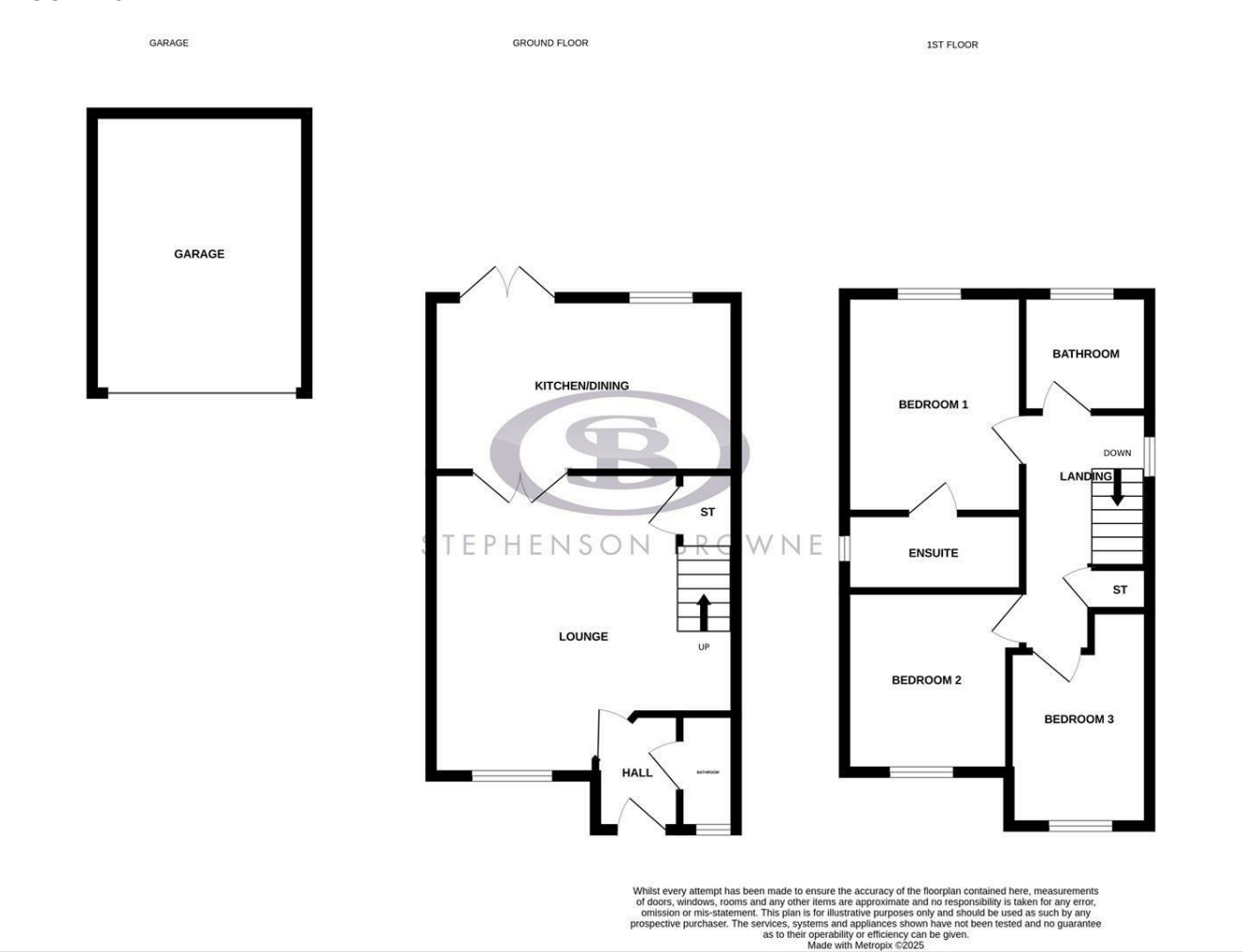
We understand from the vendor that the property is leasehold with 989 years remaining. We would however recommend that your solicitor check the tenure prior to exchange of contracts. There is a £450 ground rent charge on the property which is paid annually.

Need to Sell

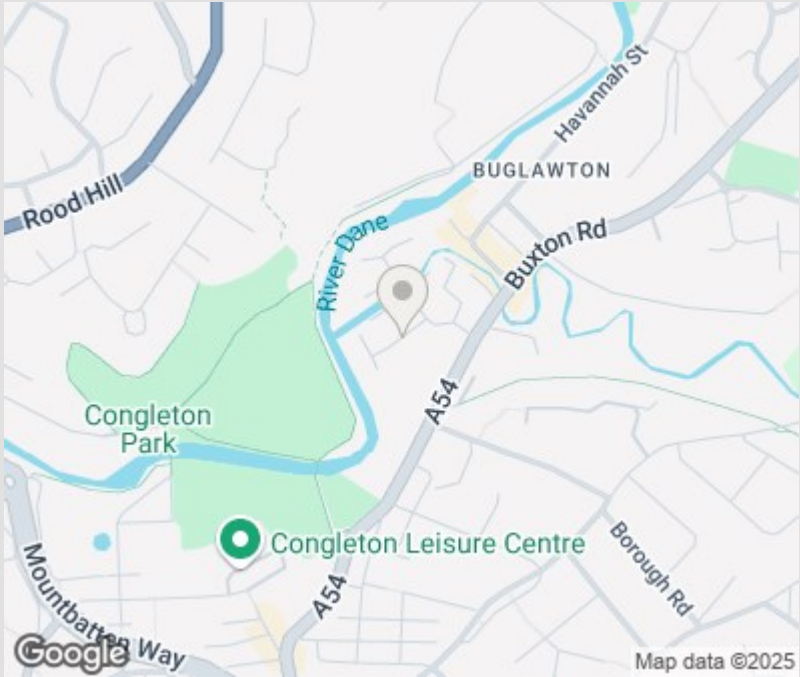
For a FREE valuation please call or e-mail and we will be happy to assist.



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 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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