



36 DANE VALLEY ROAD, CONGLETON, CW12 1FW

£270,000



STEPHENSON BROWNE

Built by the reputable builders 'Miller Homes' only 8 years ago this beautifully presented three bed semi detached property, bought from new by the current owners has been well maintained throughout making the perfect home for first time buyers, small families or those looking to downsize. Benefitting a private south facing garden and ample off road parking, situated alongside the River Dane with great commuters access, this spectacular home is one not to be missed!

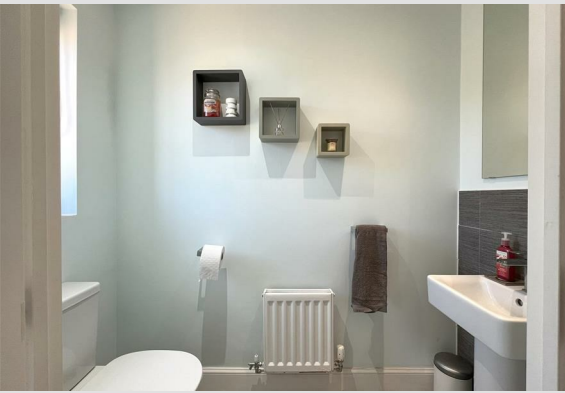
Located in the popular Lower Heath area of Congleton you are a short walk away from local shops and amenities, Congleton Park and Eaton Bank secondary school. Also great for commuting being on the route out towards Macclesfield and Manchester.

Entering inside the property you are welcomed into the entrance hall with stairs to first floor and access to all ground floor accommodation, from here you have the modern fitted kitchen supplying ample integrated appliances, bright and spacious living/dining room with French doors out onto the rear garden and downstairs WC.

To the first floor from the landing you will have access to all three bedrooms and main bathroom including access to the loft and airing cupboard, with the main bedroom benefitting fitted wardrobes and built in storage.

Occupying the corner plot the driveway provides ample off road parking with side access into the rear garden housing a lovely patio area for outdoor seating and further laid to lawn area boarded by mature hedges, you will have ultimate privacy with this properties convenient location with views to the side of the property on looking the River Dane.

Don't miss the opportunity to view this fantastic home and all it has to offer, call us today for that all important viewing!



Entrance Hall

11'1" x 3'6"

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

Kitchen

10'6" x 7'6"

Fitted kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, double oven, gas hob with extractor over, integrated dishwasher, fridge freezer, integrated washer/dryer, ceiling spotlights, central heating radiator, ample power points, tiled flooring, UPVC double glazed window to the front elevation.

Lounge/Dining Room

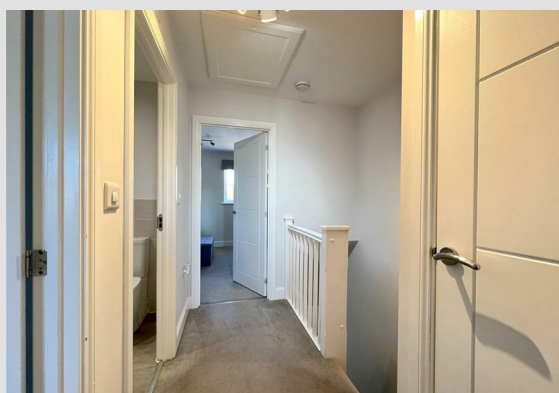
16'9" x 14'9" max

French doors and UPVC double glazed window to the rear elevation, two ceiling light fittings, carpet flooring, two central heating radiators, access into under stair storage.

WC

6'8" x 3'0"

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



Landing

Providing access to all first floor accommodation, loft access, access into airing cupboard, carpet flooring, power point.

Bedroom One

12'8" x 10'6"

Two UPVC double glazed windows to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, fitted wardrobe, built in storage cupboard, power points.

Bedroom Two

10'11" x 7'9"

UPVC double glazed window to the rear elevation, ceiling light fitting, wood effect flooring, central heating radiator, power points, fitted unit with shelving and drawers.

Bedroom Three

7'3" x 6'9"

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

Bathroom

7'9" x 5'6"

Stylish three piece suite bathroom comprising low level WC, hand wash basin with mixer tap, wall mounted mirrored cabinet, low level bath with shower over, tiled splash back, tiled flooring, ceiling spotlights, shavers port, heated towel rail.



Externally

Providing ample off road parking to the front of the property with side access into the rear garden housing a lovely patio area for outdoor seating and further laid to lawn area boarded by mature hedges, you will have ultimate privacy with this properties convenient location with views to the side of the property on looking the River Dane.

Tenure

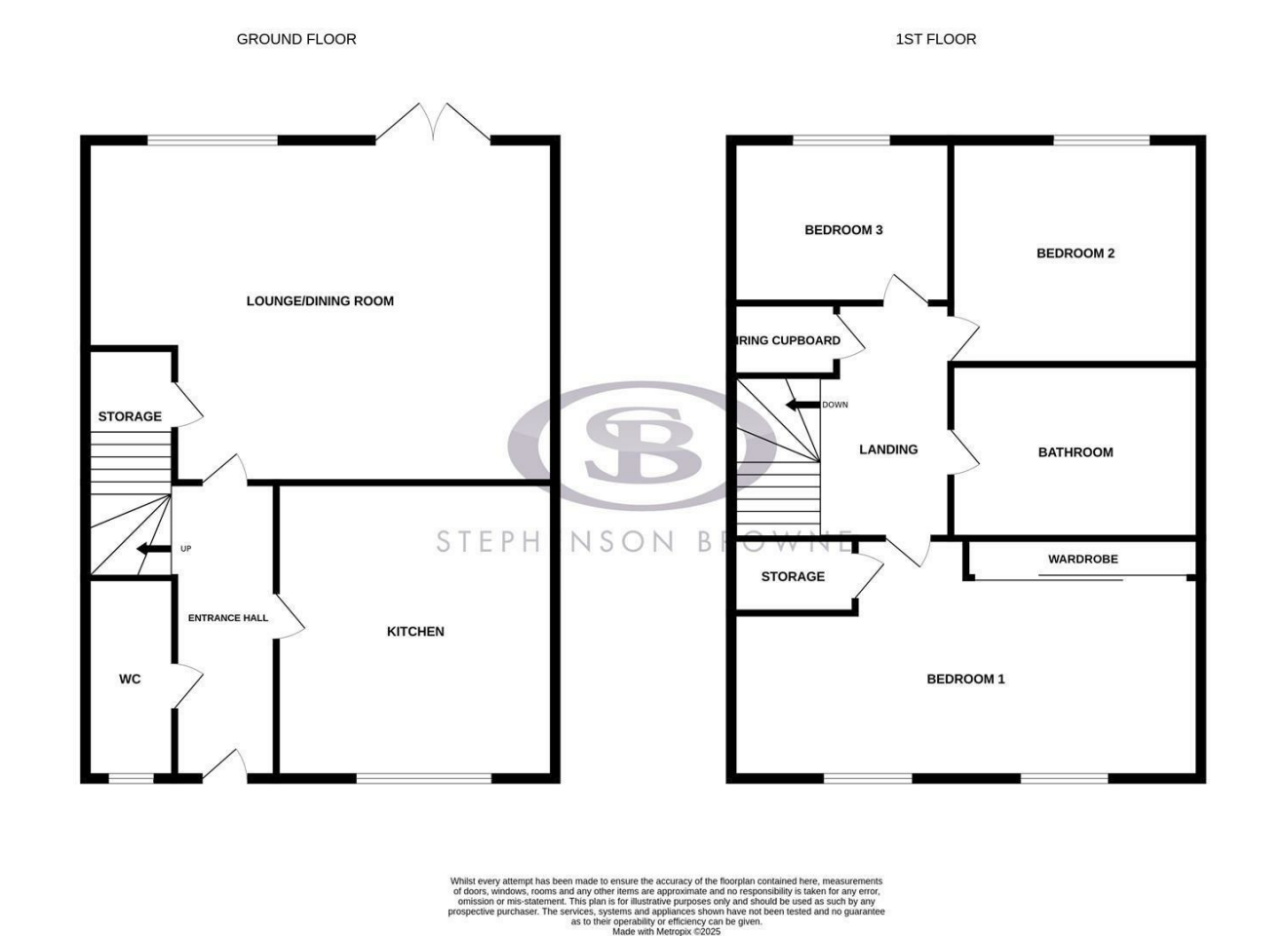
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. There is an annual service charge of £208.

Need to Sell?

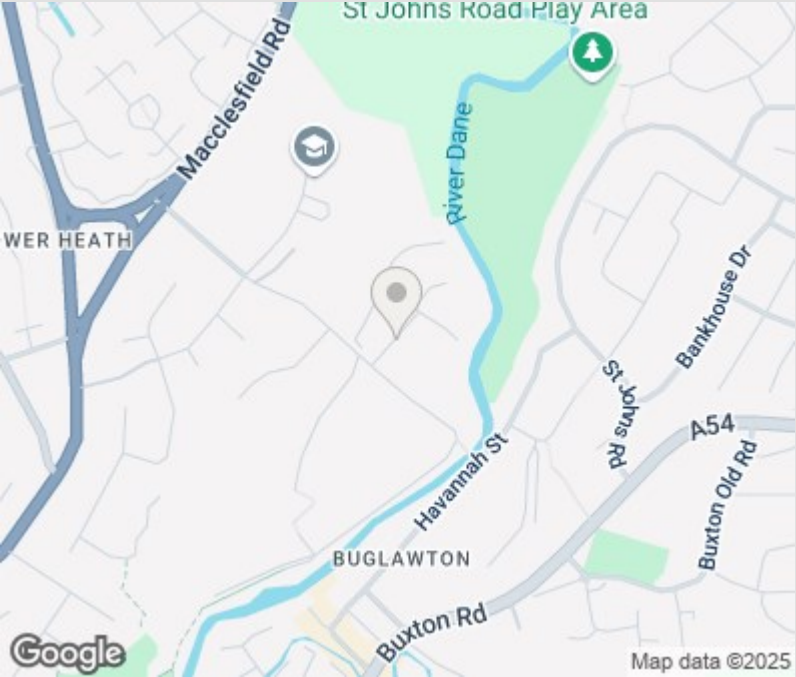
For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



Area Map



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	84
(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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