



4 BOWDEN CLOSE, CONGLETON, CW12 4PQ

£330,000



STEPHENSON BROWNE

Located in the desirable area of West Heath, Congleton and offered for sale with NO ONWARD CHAIN, Stephenson Browne are delighted to bring to the market this charming four bedroom semi-detached house situated on Bowden Close. With its attractive features and spacious accommodation throughout, it is sure to appeal to a wide range of buyers!

Alongside this brilliant location you have multiple shops and amenities within easy reach including the shopping precinct and Tesco Express. Also providing good transport links and commuters' access, great dog walks, a range of good primary and secondary schools within walking distance and the picturesque Astbury Mere country park a stone's throw away.

Coming into the property you are welcomed into the spacious entrance hall, providing access into the front lounge, generous sized breakfast kitchen supplying a range of integrated appliances and central island, conservatory, rear porch with access to the downstairs shower room and integral access into the garage. To the first floor are four good sized bedrooms, the master enjoying fitted wardrobes and separate four piece suite family bathroom.

Outside, the private rear garden offers a paved patio and further laid to lawn area with wooden storage shed, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the front of the property provides parking for up to three vehicles with an additional space in the garage.

A viewing is highly recommended to appreciate what this fantastic property has to offer!



Entrance Hallway

16'8" x 5'11"

External entrance door, two UPVC double glazed windows to the front elevation, tiled flooring, central heating radiator, ceiling light fitting, built in storage, under stair storage, power point.

Lounge

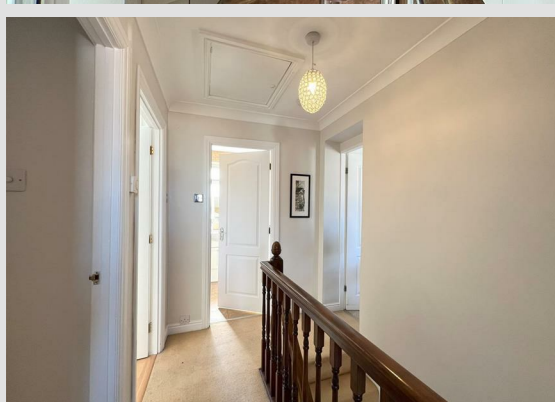
13'5" x 11'11"

UPVC double glazed window to the front elevation, ceiling light fitting, two wall light fittings, feature fireplace, central heating radiator, wood effect flooring, power points.

Breakfast Kitchen

18'3" x 9'10"

Modern fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, integrated oven, electric hob and extractor over, integrated fridge and freezer, dishwasher, breakfast bar island with storage, modern vertical radiator, ample power points, ceiling spotlights, tiled flooring, UPVC double glazed window to the rear elevation and sliding patio doors into the conservatory.



Conservatory

10'9" x 8'0"

Brick built conservatory with polycarbonate roof, UPVC double glazed windows to all aspects, patio doors out into the rear garden, central heating radiator, carpet flooring, ceiling fan light fitting.

Porch

9'4" x 5'1"

External door to the rear elevation, integral access into the garage, tiled flooring, ceiling spotlights, central heating radiator, power points, access into the downstairs shower room.

Shower Room

9'3" x 2'10"

Three piece suite comprising low level WC, hand wash basin with mixer tap, walk in electric shower with removable shower head, tiled walls throughout, ceiling spotlights, tiled flooring, UPVC double glazed window to the rear elevation.

Garage

17'2" x 8'6"

Up and over garage door, power and light, base unit with inset sink and single drainer, space and plumbing for a washer/dryer, ceiling light fitting.

Landing

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



Bedroom One

13'7" x 8'11"

UPVC double glazed window to the front elevation, ceiling light fitting, wood effect flooring, central heating radiator, fitted wardrobes and cabinets, power points,

Bedroom Two

11'1" x 9'11"

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

Bedroom Three

16'0" x 8'0"

UPVC double glazed window to the front and rear elevation, ceiling spotlights, carpet flooring, central heating radiator, power points.

Bedroom Four

8'6" x 7'9"

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

Bathroom

10'0" x 5'5"

Externally

To the front of the property is a spacious bricked driveway providing ample off road parking leading up to the integral garage. Side access is available down the right hand side into the rear garden housing a paved patio area perfect for outdoor seating and a further laid to lawn area with wooden shed for outdoor storage.

Tenure

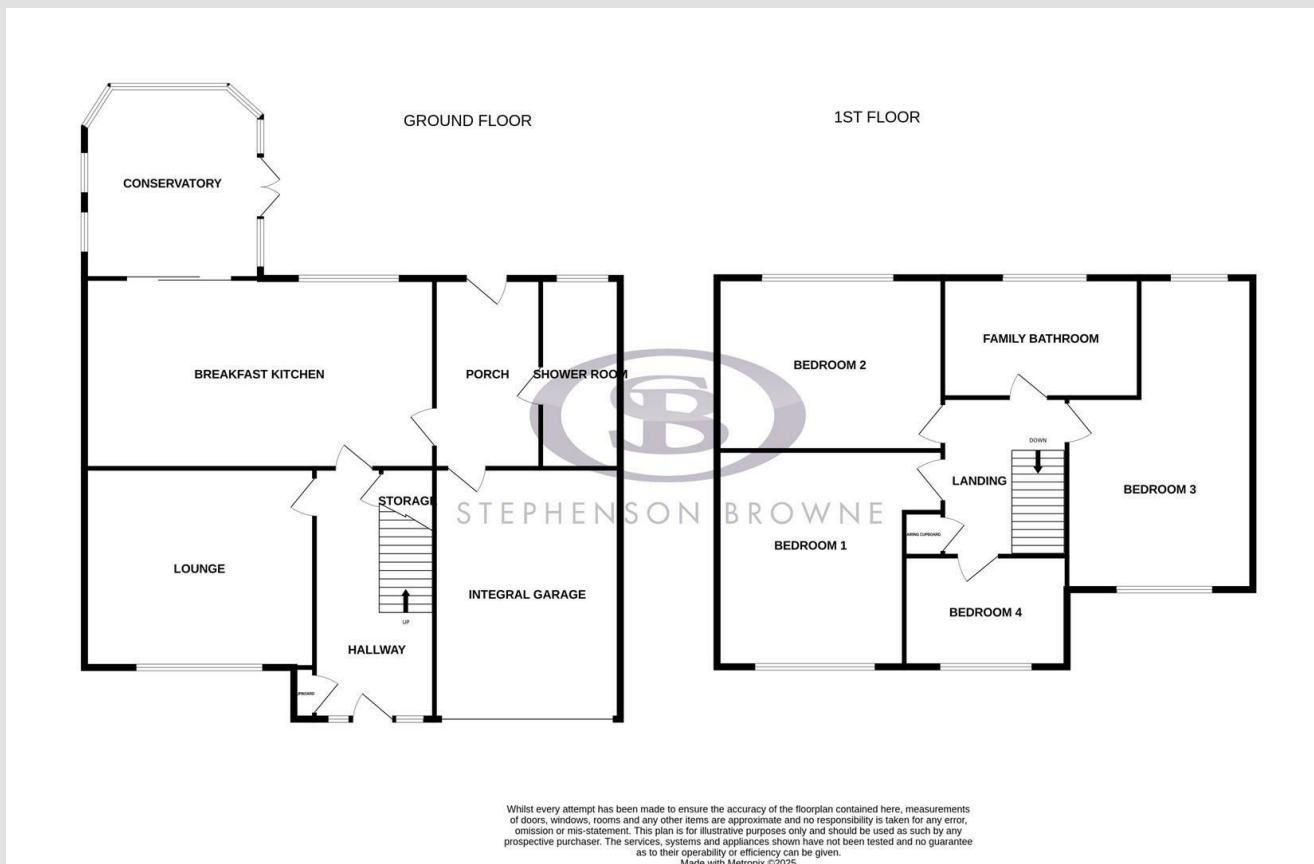
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

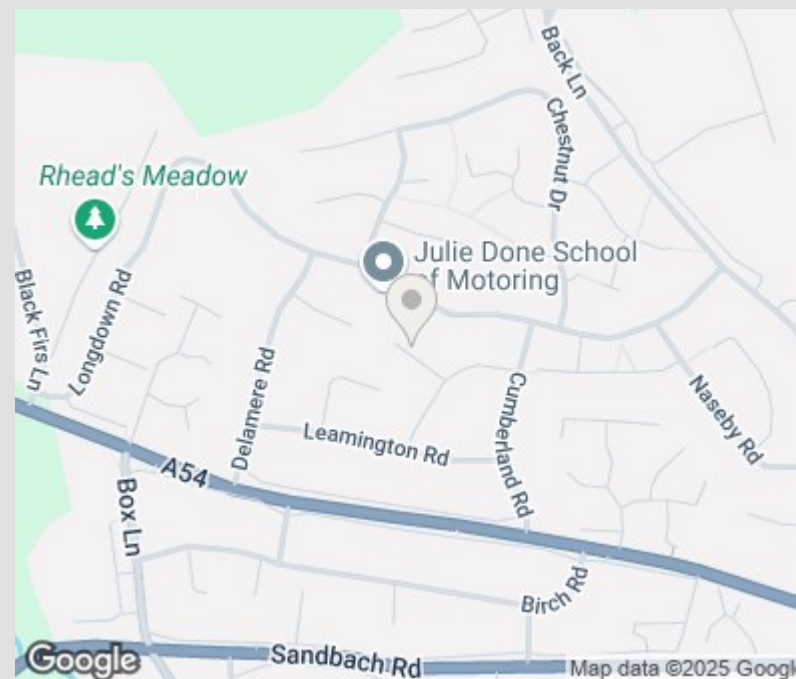
For a FREE valuation please call or e-mail and we will be happy to assist.



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		
	67	79

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
	67	79

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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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