



17 MALHAMDALE ROAD, CONGLETON, CW12 2DA

OFFERS OVER £315,000



STEPHENSON BROWNE

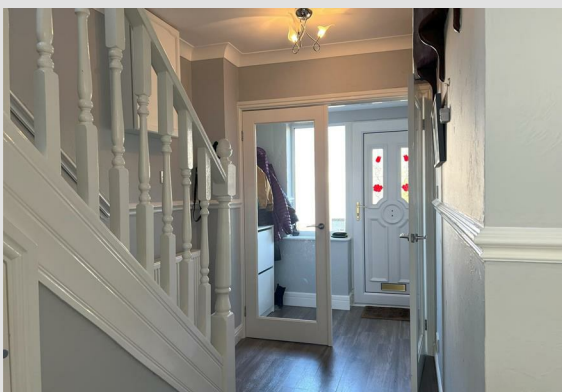
This delightful link-detached home on Malhamdale Road presents an excellent opportunity for small families, first-time buyers, and those seeking to downsize. With its appealing layout and convenient location, we are sure this home will be a popular choice for a variety of buyers.

Location is key, and this home is ideally situated within walking distance of Havannah Primary School and Eaton Bank Academy, making it a fantastic choice for families with children. You will find a number of great amenities and nearby countryside walks, with Congleton Town Centre only a short 5 minute drive away offering a variety of different restaurants, cosy cafes and bars to enjoy.

Coming into the property from the porch you are welcomed into the entrance hall providing access to the open plan lounge into dining room following through to the conservatory, fitted kitchen with space for appliances, inner porch, downstairs WC and integral garage. To the first floor are three good sized bedrooms and the main family bathroom.

One of the standout attributes of this property is the generous-sized private rear garden, mainly laid to lawn with two separate seating areas and bordered by a range of mature shrubs and bushes, perfect for outdoor activities, gardening, or simply unwinding in a tranquil setting. Additionally, the integral garage and off-road parking for up to three vehicles offer practicality and ease for busy households.

Don't miss the opportunity to view this fantastic property and all it has to offer!



Porch

External front entrance, UPVC double glazed window to the front elevation, wood effect flooring, double door access into the entrance hall.

Entrance Hall

Stairs to first floor accommodation, ceiling light fitting, central heating radiator, wood effect flooring, under stair storage, power points, access to further ground floor accommodation.

Lounge

14'8" x 11'3"
UPVC double glazed window to the front elevation, two ceiling light fittings, feature electric fireplace, wood effect flooring, two wall light fittings, central heating radiator, power points.

Dining Room

9'9" x 8'8"
Sliding patio doors into the conservatory, ceiling light fitting, central heating radiator, wood effect flooring, power points.

Conservatory

10'11" x 7'7"
Polycarbonate roof, UPVC double glazed windows to all aspects, ceiling light fitting, carpet flooring, power points.

Kitchen

9'11" x 8'9"
Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, integrated oven, hob with extractor over, space and plumbing for a washer/dryer, space for fridge freezer, tiled flooring, ample power points, UPVC double glazed window to the rear elevation, ceiling spotlights.

Rear Porch

Giving access to the downstairs WC, integral garage and external access out into the rear garden.

WC

UPVC double glazed window to the rear elevation, ceiling light fitting, houses the boiler, low level WC, hand wash basin with pillar taps and tiled splash back, vinyl flooring.

Garage

17'5" x 7'11"
Electric roller door with power and light.

Landing

Providing access to all first floor accommodation, ceiling light fitting. Loft access, carpet flooring, UPVC double glazed window to the side elevation.

Bedroom One

11'0" x 10'9"
UPVC double glazed window to the front elevation, ceiling fan light fitting, central heating radiator, wood effect flooring, power points.

Bedroom Two

10'3" x 9'8"
UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, wood effect flooring, power points.



Bedroom Three

8'2" x 7'4"

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

Bathroom

7'11" x 6'11"

Three piece suite comprising low level WC, vanity unit with inset sink and mixer tap, walk in shower with fitted shower head and removable shower head, tiled splash back, chromed heated towel rail, tiled flooring, ceiling spotlights, access into the airing cupboard.

Externally

The front of the property benefits a recently tarmac'd driveway providing parking for two vehicles leading up to the integral garage. Access is available down the left hand side of the property leading to the rear garden. The rear offers a generous sized garden mostly maid up of laid to lawn surrounded by mature greenery and ample patio areas for outdoor seating also with space to house a wooden shed.

Tenure

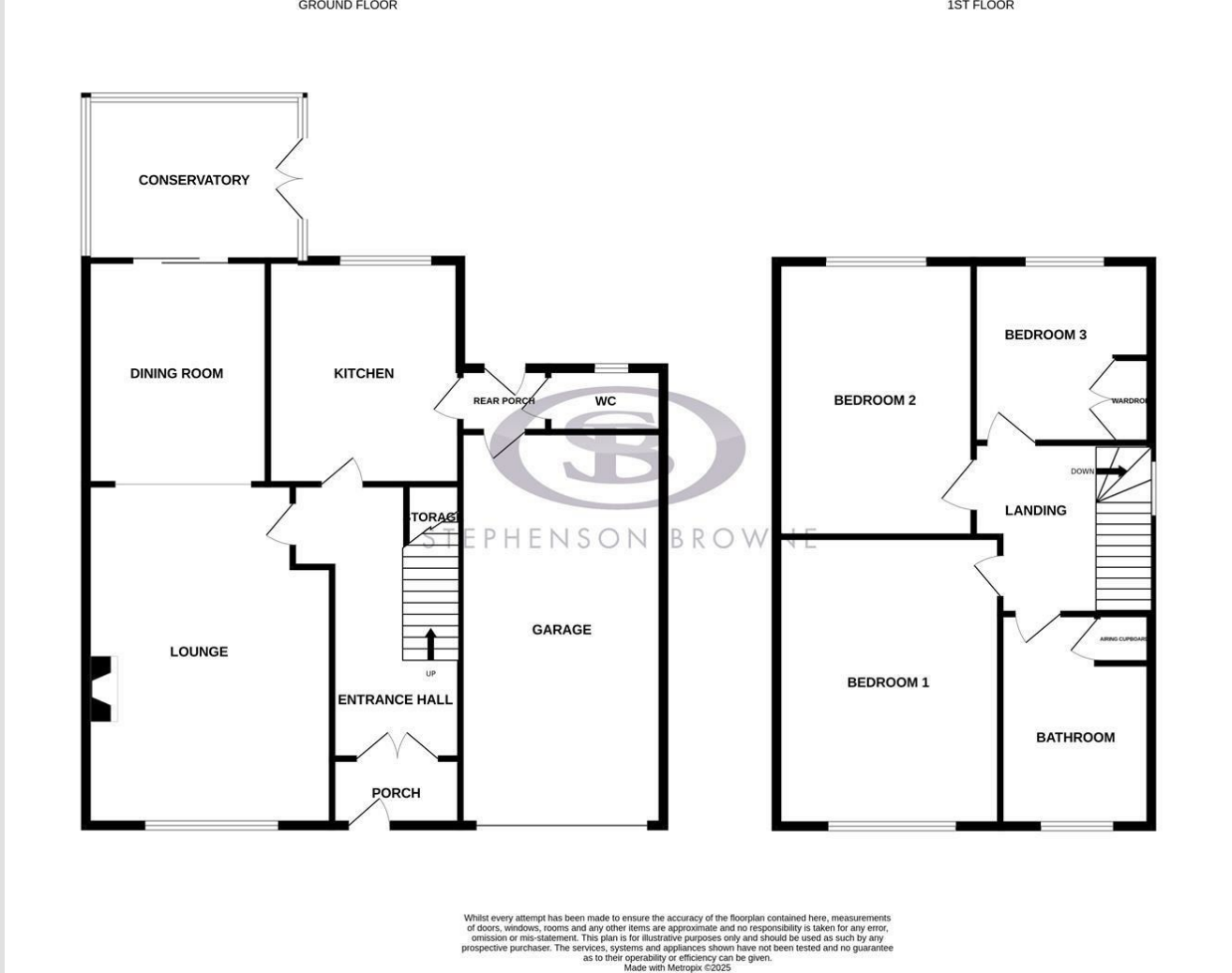
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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