



13 BANKYFIELDS CRESCENT, CONGLETON, CW12
4BY

£290,000



STEPHENSON BROWNE

Set on a generous plot in a highly sought-after location, this spacious three-bedroom semi-detached home offers a perfect blend of modern living and everyday convenience. Benefitting from a newly fitted kitchen, stylish bathroom, and solar panels, this property is ideal for families, professionals, or those seeking a move-in-ready home close to local amenities. The generous plot also offers excellent potential for future extension, subject to the relevant planning permissions, making it a fantastic long-term investment.

Situated on Bankyfields Crescent, on the outskirts of Congleton Town Centre, the property is within walking distance of local shops, eateries, and amenities. Nature lovers and dog owners will appreciate having Astbury Mere Country Park right on the doorstep, while commuters benefit from easy access to the A34, providing convenient links to nearby towns and cities.

The welcoming entrance hall leads to spacious and well-planned ground floor accommodation. The open-plan lounge/diner flows seamlessly into the conservatory, creating a light and versatile living space ideal for relaxing or entertaining. The modern fitted kitchen features a range of integrated appliances and has direct access to the side entrance, which leads to a useful study area, perfect for home working with additional storage for coats and shoes and a rear door opening onto the garden.

Upstairs are three well-proportioned bedrooms and a stylish family bathroom.

To the front, the property offers off-road parking and a neatly maintained lawned garden. The rear garden features a neat lawn, patio area, and paved pathway leading to the garage, which has been partly converted to create a flexible space that could serve as a home office, gym, hobby room, or potential annex. Beyond the garden, gated access leads directly onto the open field behind, also providing access to the front of the garage.

Don't miss the opportunity to view this fantastic home, call us today!



Entrance Hall

11'8" x 5'10" max

External front entrance door, ceiling spotlights, carpet flooring, UPVC double glazed window, central heating radiator, power point, stair access to first floor accommodation.

Lounge

18'5" x 11'7"

UPVC double glazed bay window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, log burning stove situated on a tiled hearth, ample power points, direct access into the conservatory through UPVC double glazed patio doors.

Conservatory

21'2" x 12'11" max (I shape)

UPVC double glazed windows to all aspects, patio doors out into the rear garden, wood effect flooring, ceiling fan light fitting, central heating radiator, power points.

Kitchen

11'11" x 11'6"

Modern kitchen comprising matt grey wall and base units with work surface over, paneled splash back, inset sink with single drainer and mixer tap, integrated double oven and microwave, dishwasher and fridge freezer, induction hob with extractor over, ceiling spotlights, wood effect flooring, UPVC double glazed window to the rear elevation, ample power points.

Side Entrance

External door to the front and rear elevation, ceiling strip light fitting, central heating radiator, access into study space.

Study

6'11" x 5'6"

UPVC double glazed window to the rear elevation, light and power.

Landing

Providing access to all first floor accommodation, ceiling spotlights, carpet flooring, UPVC double glazed window to the front elevation, storage cupboard housing the boiler, power point, loft access.

Bedroom One

12'11" x 10'1"

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

Bedroom Two

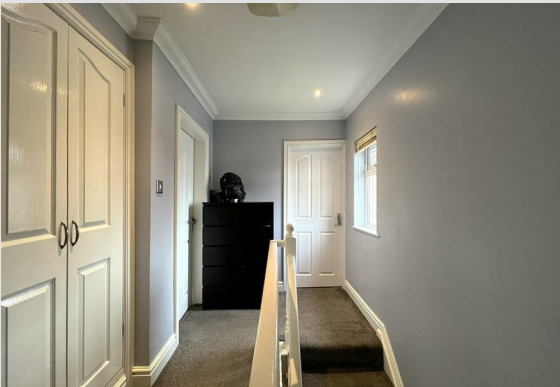
11'7" x 9'4"

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

Bedroom Three

8'0" x 7'11"

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



Bathroom

8'6" x 4'7"

Modern three piece suite comprising low level WC, hand wash basin with mixer tap and storage underneath, low level bath with mixer tap and shower over, marble effect tiled walls and flooring throughout, UPVC double glazed window to the front and side elevation, heated towel rail, ceiling spotlights.

Externally

To the front, the property offers off-road parking and a neatly maintained lawned garden. The rear garden features a neat lawn, patio area, and paved pathway leading to the garage, which has been partly converted to create a flexible space that could serve as a home office, gym, hobby room, or potential annex. Beyond the garden, gated access leads directly onto the open field behind, also providing access to the front of the garage.

Tenure

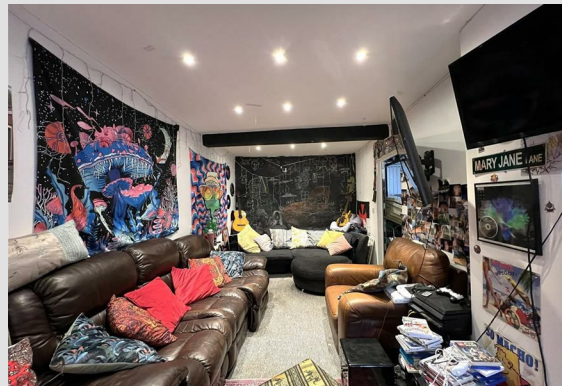
We understand from the vendor that the property is Freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

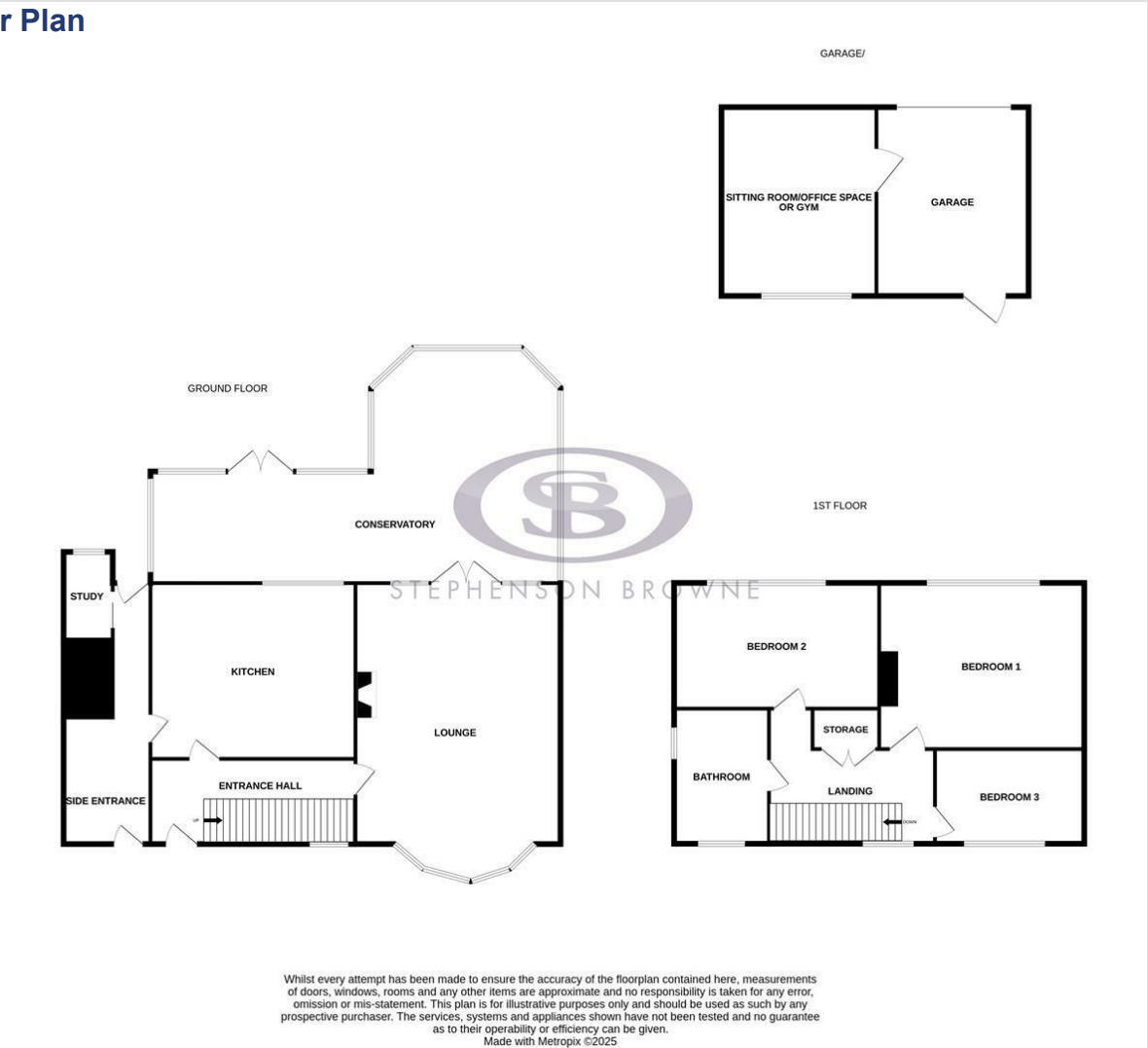
For a FREE valuation please call or e-mail and we will be happy to assist.

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Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



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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