



23 DAVEN ROAD, CONGLETON, CW12 3RA

£320,000



STEPHENSON BROWNE

Situated in the ever-popular area of Mossley on Daven Road, this attractive three-bedroom detached home occupies a prime position with picturesque Canalside walks quite literally on your doorstep. Just a short stroll from Congleton town centre and Congleton railway station, the property offers an ideal balance of convenience and lifestyle, making it a perfect purchase for a wide range of buyers.

The home has been thoughtfully extended to create generous ground-floor living space and is entered via a welcoming front porch with a useful storage cupboard. This leads through to the entrance hall and into the impressive open-plan lounge, dining and family room, a wonderfully bright and versatile space, enhanced by the rear extension and bi-folding doors that open out onto the garden. The room flows seamlessly into the well-appointed fitted kitchen, which offers ample worktop space, room for a range of appliances and a charming arched feature nook for a cooker. Completing the ground floor is direct internal access to the integral garage, part of which has been sectioned off to provide additional practical storage.

To the first floor, the landing provides access to three well-proportioned bedrooms, along with a useful storage cupboard. A modern three-piece family bathroom serves all bedrooms.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for two vehicles, leading to the garage, alongside a well-maintained lawned garden. Gated side access leads to the rear garden, which is predominantly laid to lawn and complemented by a decked seating area in the left-hand corner, a true sun trap and an ideal spot to enjoy in the summer months with an additional patio area provides further outdoor space.

A wonderful home in a highly sought-after location, offering generous space, an abundance of natural light and excellent access to local amenities and transport links. Early viewing is highly recommended!



## **Porch**

5'2" x 3'8"

External front door, UPVC double glazed window to the side elevation, store cupboard, ceiling light fitting, carpet flooring.

## **Entrance Hall**

6'3" x 4'5" max

Providing access into ground floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, stair access to the first floor accommodation.

## **Lounge/Dining Room**

23'7" x 12'9" max

UPVC double glazed window to the front elevation, ceiling spotlights, central heating radiator, carpet flooring, power points, direct access into the Kitchen.

## **Sitting Room**

11'7" x 8'4"

UPVC double glazed windows to the rear and side elevation, bi folding doors out into the rear garden, central heating radiator, carpet flooring, power points, ceiling spotlights.

## **Kitchen**

16'2" x 9'5"

Wooden fitted kitchen comprising wall and base units with work surface over, tiled splash back, under units lighting, inset sink with drainer and mixer tap, space for fridge freezer, washing machine, dryer, dishwasher and cooker, tile effect flooring, two ceiling light fittings, UPVC double glazed window to the rear elevation, external access door to the rear elevation, houses the boiler, central heating radiator, ample power points, access to storage cupboard.

## **Integral Garage**

11'10" x 8'10"

Up and over garage door, power and light.



## Garage Store

8'10" x 5'7"

Accessed internally from the garage.

## Landing

8'10" x 5'11" max

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



## Bedroom One

11'11" x 9'11"

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

## Bedroom Two

11'5" x 8'7"

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

## Bedroom Three

8'11" x 5'11"

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

## Bathroom

7'1" x 5'4"

Three piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap with mains shower above, tiled splash back, tiled flooring, ceiling spotlight's, chrome heated towel rail, UPVC double glazed opaque window to the rear elevation.



## **Externally**

To the front of the property is a brick-paved driveway providing off-road parking for two vehicles and leading to the garage. To the left-hand side is a neatly laid lawn area and convenient side access to the rear garden. The rear garden is predominantly laid to lawn and features a raised corner decking area, ideal for outdoor seating, along with an additional patio area. The garden also offers ample space for an outdoor storage shed if required.

## **Tenure**

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note there is an option to purchase the Freehold for this property.

## **Need to Sell?**

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

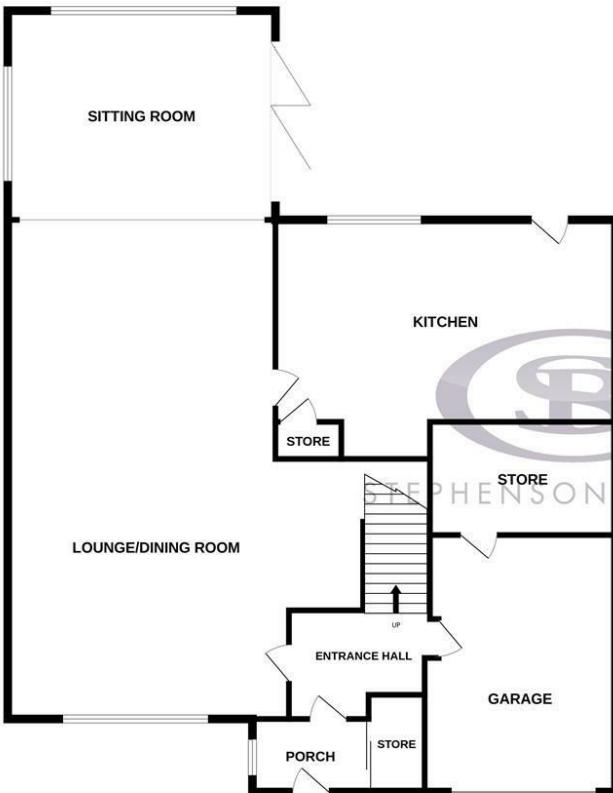
## **AML Disclosure**

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.

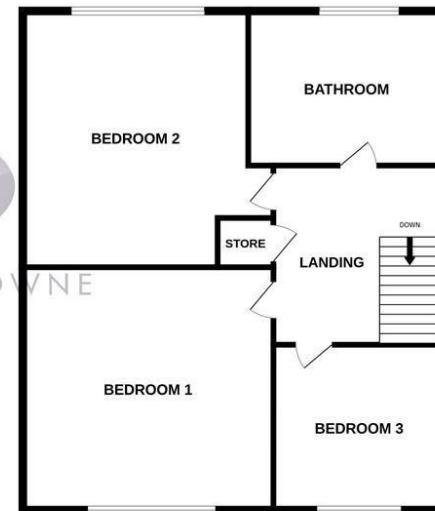


## Floor Plan

GROUND FLOOR

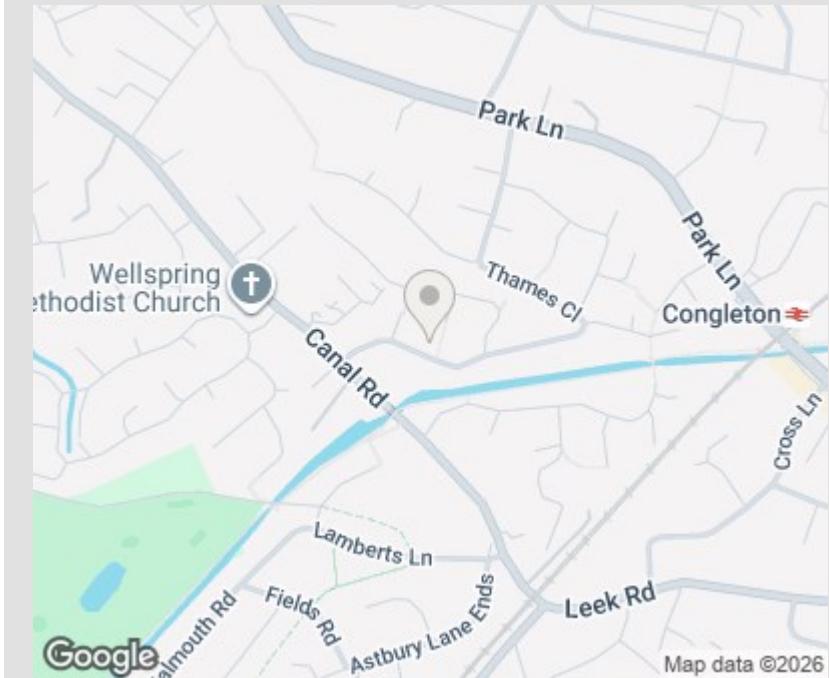


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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