



15 HARVEY ROAD, CONGLETON, CW12 2BU

£340,000



STEPHENSON BROWNE

Situated in the sought-after area of Buglawton and offered for sale with NO ONWARD CHAIN, this spacious and well-maintained three-bedroom detached home occupies an elevated position, enjoying a high degree of privacy and open views to the rear. The property offers generous and versatile accommodation throughout, making it an ideal choice for families or those looking for comfortable living space in a desirable location.

Buglawton is a popular residential area on the outskirts of Congleton, valued for its community feel and excellent access to local amenities. Congleton town centre is close by, offering a wide range of shops, supermarkets, cafés and leisure facilities, while well-regarded primary and secondary schools are within easy reach. The area is also well served by transport links, with convenient access to the A34, M6 motorway network and Congleton train station, providing routes to Manchester and surrounding areas.

On entering the property, you are welcomed into a spacious entrance hall which provides access to the ground floor accommodation and stairs leading to the first floor. Off the hallway is a convenient ground floor WC, along with integral access into the garage. The main lounge is a bright and inviting space, featuring a bay window and a feature fireplace. To the rear of the property is a spacious breakfast kitchen, complemented by a separate dining room which leads through to the conservatory, creating a fantastic space for both everyday family living and entertaining while enjoying views over the garden.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation, along with a four-piece family bathroom suite comprising a bath, separate shower, wash basin and WC.



Externally, the property boasts a generous frontage with a landscaped, laid-to-lawn garden and off-road parking for two cars in tandem, leading up to the garage. Side access leads through to the private rear garden, which is a real highlight of the home. The rear garden features a lower patio area with steps rising to a further section laid to lawn, along with an additional patio space ideal for outdoor seating. The garden is beautifully stocked with a variety of mature plants, trees and bushes, and thanks to its elevated position enjoys excellent privacy and fantastic open views. To the rear of the garden are a greenhouse and a wooden shed, providing useful outdoor storage.

Offering space, privacy and a superb setting within a highly desirable location, this fantastic detached home must be viewed to be fully appreciated. Don't miss the opportunity to view this wonderful property.

Entrance Hallway

External front entrance door, entrance matting, UPVC double glazed window to the side elevation, carpet flooring, central heating radiator, Hive heating thermostat, under stair storage, ceiling light fitting, power points, providing access to all ground floor accommodation and stair access to first floor accommodation.

WC

4'6" x 3'2"

Low level WC, vanity unit hand wash basin with pillar taps and tiled splash back, UPVC double glazed opaque window, central heating radiator, tile effect flooring, ceiling light fitting.

Lounge

13'11" x 11'5"

UPVC double glazed bay window, electric feature fireplace, ceiling light fitting, carpet flooring, central heating radiator, power points.

Kitchen

15'0" x 10'9"

Fitted kitchen comprising wall and base units with work surface over, tiled splash back, four ring gas hob with extractor over, integrated eye level oven, stainless steel sink with single drainer and pull out tap, space and plumbing for washer, dryer and dishwasher, space for full length fridge freezer, ample power points, UPVC double glazed window to the rear elevation, tiled flooring, central heating radiator, two ceiling light fittings, external access door out into the rear garden.

Dining Room

11'5" x 9'0"

Sliding patio doors into the conservatory, ceiling light fitting, central heating radiator, carpet flooring, power points.

Conservatory

9'1" x 7'8"

UPVC double glazed windows to both side and rear elevation, polycarbonate roof, carpet flooring, central heating radiator, power point, ceiling fan light fitting, patio doors out into the rear garden.

Integral Garage

13'2" x 8'1"

Steps down into the garage accessed from the hallway, roller garage door, UPVC double glazed window, power and light, partly sectioned off for storage, roof space available for storage, houses the boiler.

Landing

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

Bedroom One

12'7" x 10'4"

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

Bedroom Two

11'3" x 10'1"

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



Bedroom Three

9'5" x 7'6"

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

Family Bathroom

8'4" x 7'9"

Four piece suite comprising low level WC, vanity unit with hand wash basin with mixer tap, corner low level bath with mixer tap and shower head attachment, walk in mixer shower with removable shower head, chrome heated towel rail, tiled walls throughout, tiled flooring, ceiling spotlights, UPVC double glazed window to the side elevation, built in storage cupboard.



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.

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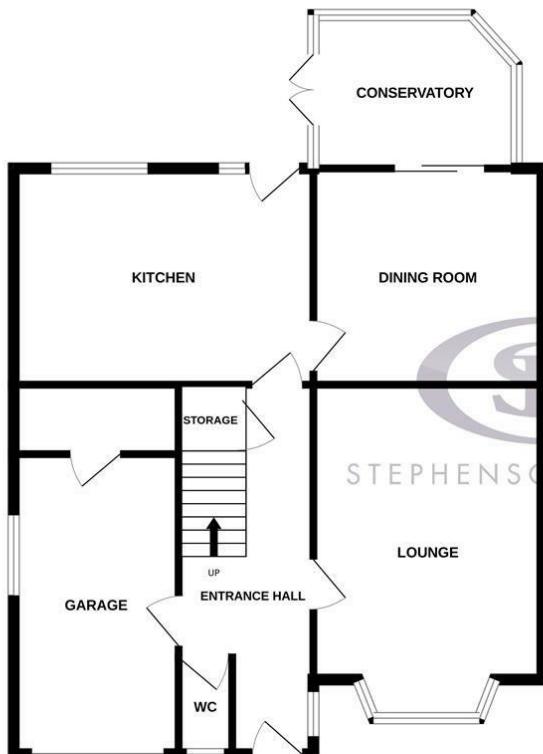
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

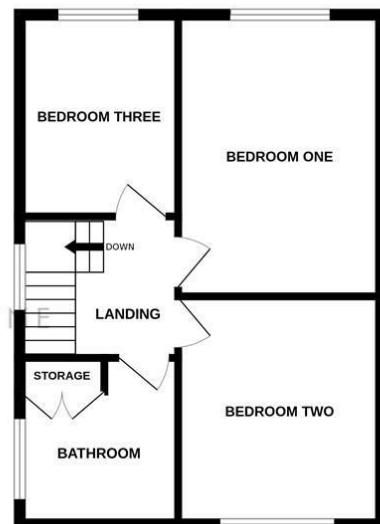
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Floor Plan

GROUND FLOOR



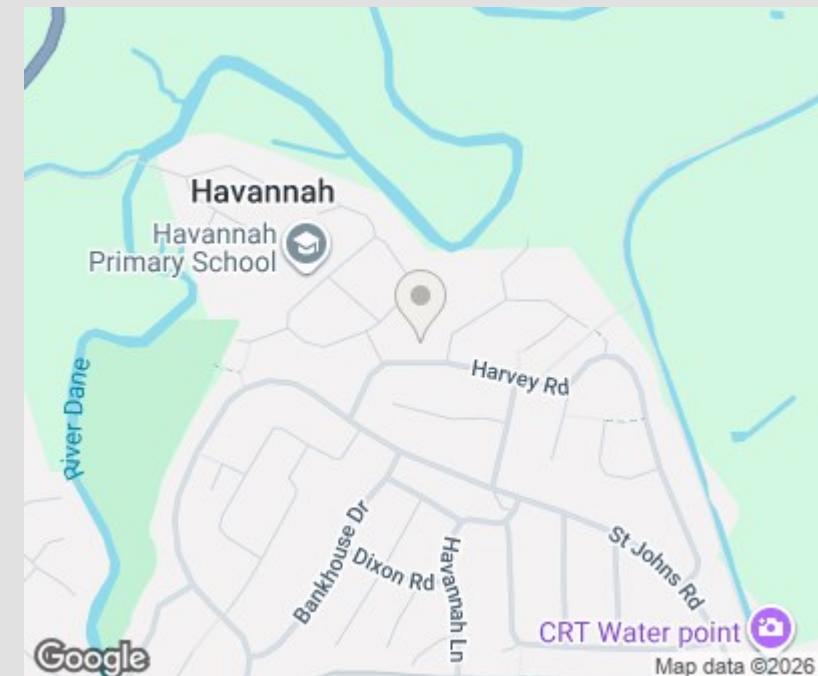
1ST FLOOR



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 appliances 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 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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