



|., 7 Silvergate Court, Congleton, Cheshire, CW12 3BJ

Asking Price £415,000

- Three Double Bedroom Detached Family Home
- Immaculately Presented Accommodation Coupled With A Quality Finish & Generous Room Sizes
- Spacious Hallway With Oak Flooring & The Benefit Of A Ground Floor Cloaks
- Superb Sized Family Lounge With Feature Modern Fire
- Modern Kitchen Adjoining A Spacious Utility Room With Immediate Access Into The Integral Garage
- Superb Size Family Bathroom
- Indian Stone Paved Patio & Well Manicured Front & Rear Gardens
- Gated Access From Both Sides To The Front Of The Property
- Prime Location Close To Congleton Town Centre & Train Station
- Offered For Sale With No Upward Chain

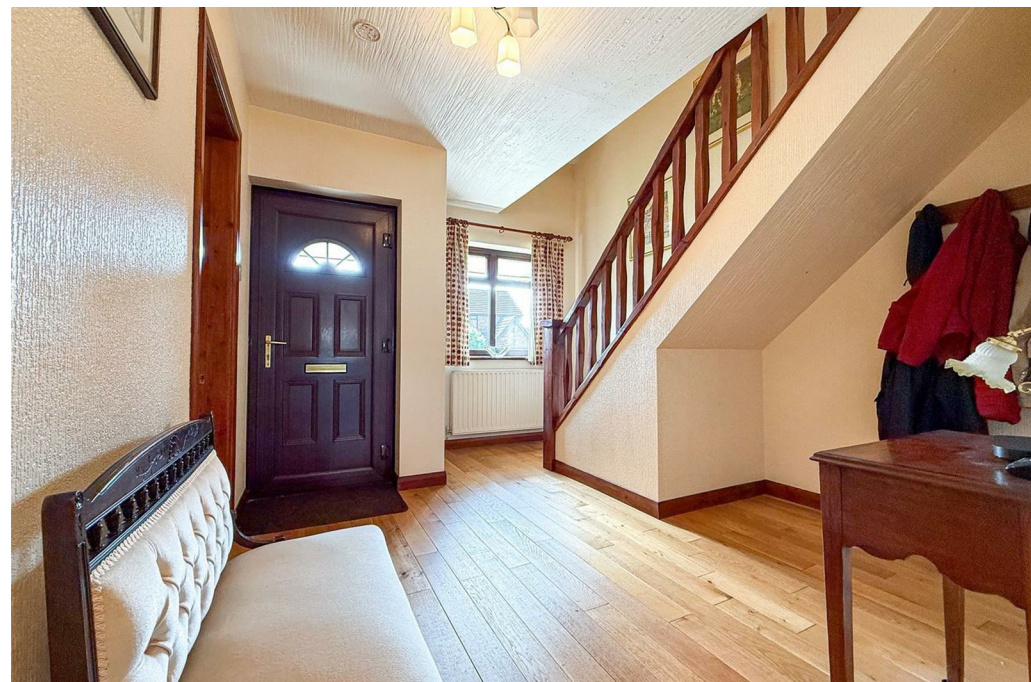
7 Silvergate Court, Congleton CW12 3BJ

Nestled near the head of the cul-de-sac is this superb family home located within a sought after Mossley location. This charming Cheshire brick residence offers immaculately presented accommodation coupled with a quality finish and generous room sizes.

The attractive frontage includes a covered front canopy and an electric garage door. Upon entry to the property you are greeted by a spacious hallway with oak flooring and the benefit of a ground floor cloak. Leading from the hallway there is a superb sized family lounge with feature modern fire opening into the adjoining dining room which also is adjacent to the kitchen, allowing the opportunity to create an open plan living/dining kitchen without extending. The kitchen also adjoins a spacious utility room with immediate access into the integral garage offering even more opportunity to extend the already modern style kitchen which is complimented by quality Neff appliances.



Council Tax Band: E



Entrance Hall

13'6" x 10'0"

Having a UPVC double glazed front entrance door, engineered oak flooring, radiator, UPVC double glazed window to the front aspect. Stairs off to first floor landing. - Size : - 13' 6" x 10' 0" (4.11m x 3.04m)

Ground Floor Cloaks

Having a low-level WC and wall mounted wash hand basin, continuous engineered oak flooring. Extractor fan.

- Size : -

Lounge

14'10" x 15'10"

Having a UPVC double glazed window to the front aspect, radiator, coving to ceiling, wall light points. Feature modern fireplace with gas coal effect fire with polished stone surround. - Size : - 14' 10" x 15' 10" (4.52m x 4.82m)

Dining Room

9'5" x 11'11"

Having UPVC double glazed French doors to the rear aspect radiator, coving to ceiling. - Size : - 9' 5" x 11' 11" (2.88m x 3.62m)

Kitchen

12'11" x 9'4"

Having a range of modern shaker style wall mounted cupboard and base units with fitted oak effect works surface over incorporating a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Integral Neff gas hob with extractor canopy over, Neff double oven with combination grill and Neff integral microwave. Undercover lighting, pelmit lighting to recess, UPVC double glazed window to the rear aspect, integral fridge. Display shelving, radiator, built in feature brick built wine rack, under cupboard display lighting. Vinyl flooring. - Size : - 12' 11" x 9' 4" (3.94m x 2.85m)

Utility Room

9'5" x 9'3"

Having a double glazed window and door to the rear aspect with access out to the rear gardens. Plumbing and space for washing machine, dishwasher and tumble dryer. Tiled flooring, door to integral garage .

- Size : - 9' 5" x 9' 3" (2.87m x 2.81m)

Integral Garage

18'8" x 9'4"

Having electric light and power, electric up and over door, glowworm gas central heating boiler. - Size : - 18' 8" x 9' 4" (5.69m x 2.84m)

First Floor Landing

Having a UPVC double glazed window to the side aspect, radiator, airing cupboard, housing hot water cylinder with shelving over. - Size : -

Bedroom One

11'11" x 14'10"

Having a UPVC double glazed walk-in bay window to the front aspect, radiator, built in wardrobes. - Size : - 11' 11" x 14' 10" (3.63m x 4.51m)

Bedroom Two

11'10" x 9'6" (plus the wardrobe x

Having a UPVC double glazed window to the rear aspect, radiator, built-in double wardrobe.

- Size : - 11' 10" x 9' 6" (3.61m plus the wardrobe x 2.89m)

Bedroom Three

11'2" x 9'5"

Having a UPVC double glazed window to the rear aspect, radiator. - Size : - 11' 2" x 9' 5" (3.40m x 2.87m)

Family Bathroom

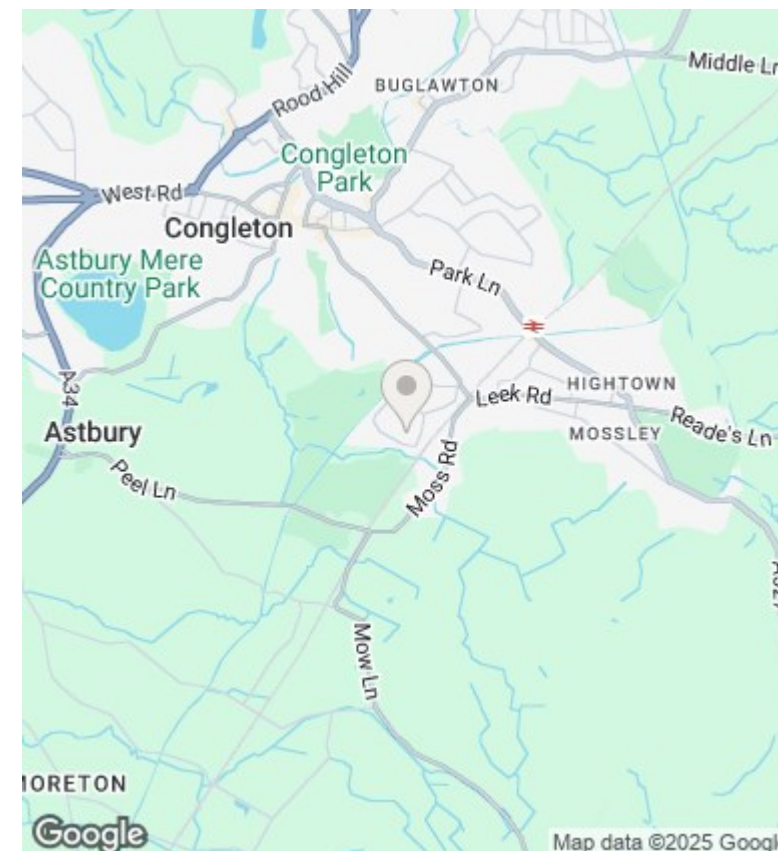
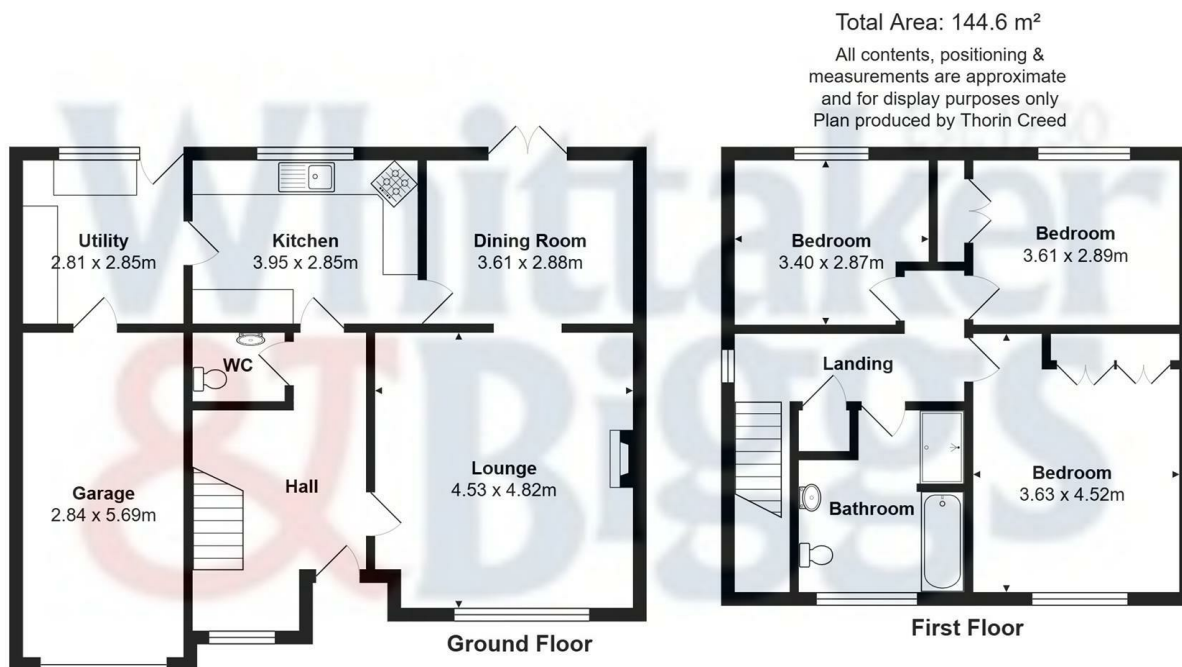
10'8" x 9'5"

Having a double ended panelled bath with a central mixer shower tap, double width walk in shower cubicle with thermostatically controlled shower. Wash hand basin and WC with concealed cistern with built in white gloss storage cabinetry having worksurface over. Radiator, UPVC double glazed obscured window to the front aspect, wall light point, recessed LED lighting to ceiling, shaver point, part tiled walls, tiled effect flooring.

- Size : - 10' 8" x 9' 5" (3.24m x 2.87m)

Externally

The property is located within a cul-de-sac having access onto the double driveway with Indian stone paving. Access to the rear garden which is fully enclosed via timber fencing panels. Lawn gardens with adjoining paved patio and featured borders as well as mature trees. - Size : -



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		