



55 Belgrave Avenue, Congleton, Cheshire, CW12 1HT

Offers Over £330,000

- Well Proportioned Four Bedroom Detached Home
- Downstairs WC
- Integral Garage & Off Road Private Parking
- No Upward Chain
- Superb Size Lounge With Sliding Doors Onto The Gardens
- Modern Family Bathroom
- Located Close To Local Amenities
- Open Plan Dining Kitchen
- Good Size Lawned Gardens & Patio Area
- Council Tax Band C

55 Belgrave Avenue, Congleton CW12 1HT

Enjoying a peaceful cul-de-sac location this four-bedroom detached property offers well balanced accommodation throughout.

Situated within close proximity of Congleton Town centre, offering a wide range of shopping facilities, restaurants, bars and eateries whilst Congleton Park and its beautiful grounds and surroundings are also on your doorstep. Congleton Retail Park is also within easy reach along with the A34 and Congleton Link Roads making this location perfect for commuters.



Council Tax Band: C



Internally the property comprises of a light and airy hallway with access into the superb size lounge offering dual aspect views to the front and rear with sliding doors onto the garden and patio area, the open plan dining kitchen has a defined dining area and is equipped with ample cupboard and workspace.

To complete the ground floor there is a WC and convenient access into the integral garage, which has additional work space for washing facilities/ utility area.

To the first floor there is four well-proportioned bedrooms and a family bathroom, comprising of a separate shower cubicle and panel bath.

Externally the property benefits from off-road private parking for vehicles along with an integral garage. There is an attractive frontage with a lawned garden and a selection of plants and shrubs which flourish throughout the seasons.

To the rear, the property presents an ideal space for entertaining with family and friends, with a good size fully enclosed lawn garden and separate patio area which extends fully across the rear of the home.

Offered with no upward chain to the prospective new purchasers, we feel a viewing is highly recommended to fully appreciate the full potential and location the property has to offer.

Entrance Hallway

Having a front entrance door giving access into the entrance hallway, with a UPVC double glazed window to the side. Access to the ground floor and stairs to the first floor landing. Having wood Parquet flooring. Double radiator. Coving to ceiling.

Lounge

21'1" x 11'9"

Having a UPVC double glazed bow window to the front aspect overlooking the front garden and double glazed aluminium sliding doors with access to the garden and patio area. Wall light points. Coving to ceiling. Two double radiators.

Kitchen

10'11" x 11'9"

Having a UPVC double glazed window to the rear and a UPVC door with access to the patio area and garden. Comprising of a range of wood effect wall cupboard and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over, tiled splashbacks. Integrated dishwasher. Double oven, gas hob with stainless steel extractor hood over. Wood effect laminate flooring. Radiator. Coving to ceiling. Recessed downlights. Access to the-

Dining Area

10'5" x 7'4"

Having a UPVC double glazed window to the rear and side aspect. Wood effect Laminate flooring

Downstairs Cloakroom

7'0" x 2'9"

Having a UPVC double glazed obscure window to the front aspect Comprising of a two piece suite featuring a WC with push flush, wall mounted wash hand basin with mixer taps over. Double radiator. Parquet flooring.

First Floor Landing

Having access to the loft.

Master Bedroom

11'6" x 10'0"

Having a UPVC double glazed window to the front aspect. Featuring a range of fitted wardrobes with hanging space and storage. Double radiator.

Bedroom Two

13'1" into the eaves x 9'4"

Having a UPVC double glazed window to the front aspect. Double radiator.

Bedroom Three

11'5" x 8'2"

Single glazed window to the rear aspect with views of the garden Radiator. Coving to ceiling.

Bedroom Four

10'2" x 7'1"

Single glazed window to the rear aspect with views of the garden. Double radiator. Coving to ceiling.

Family Bathroom

9'9" x 7'0"

Having a UPVC double glazed obscure window to the front aspect. Comprising of a four piece suite featuring a panel bath, WC with push flush, pedestal wash hand basin with chrome mixer tap over, separate shower cubicle. Partially tiled walls. Double radiator. Wood effect flooring. Coving to ceiling. Recessed downlights.

Integral Garage

15'1" x 9'6"

Having a handy utility area with space and plumbing for washing machine and dryer. Power and lighting. Single glazed wood window to the side aspect. Up and over garage door.

Externally

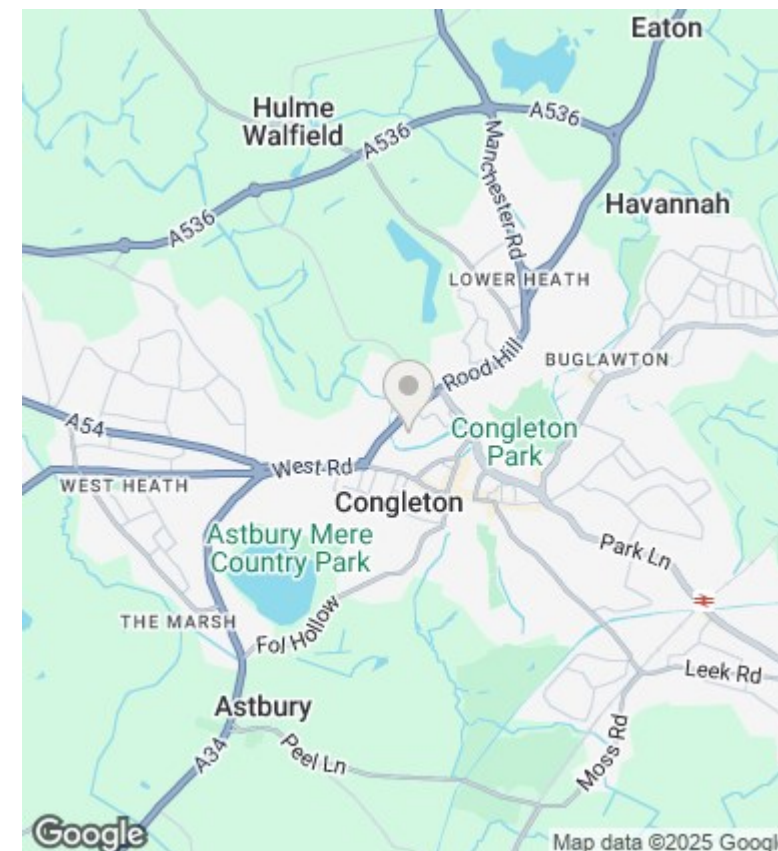
To the front there is a private driveway providing off -road parking and a lawned garden. To the rear of the property there is a lawned garden with a selection of mature bushes and shrubbery plus a good size flagged patio area.







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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Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		