



9 Wharfedale Road, Congleton, Cheshire, CW12 2BP

Asking Price £425,000

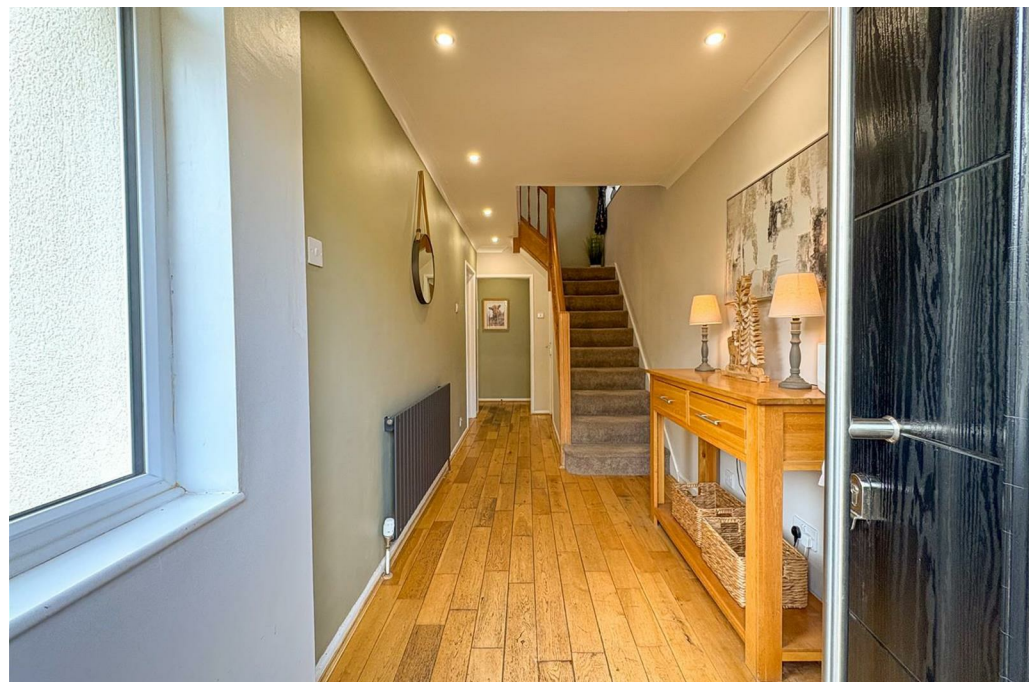
- Beautifully Presented & Recently Reconfigured Four Bedroom Property
- Utility Room & Downstairs WC
- Integral Garage With Electrically Remote Control Garage Door
- EPC Rating C
- Superb Size Open Plan Kitchen/ Dining/ Living Area
- Master Bedroom With Dressing Area & En-Suite Shower Room
- Gravelled Driveway Providing Ample Off- Road Parking
- Good Size Separate Lounge
- Modern Family Bathroom
- Immaculate Landscaped Gardens With Indian stone Patio Area & Outdoor Kitchen Space

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A beautifully appointed four -bedroom link detached home nestled in the highly regarded location of Buglawton, in Congleton. Offering versatile, and well-appointed accommodation throughout and situated on a peaceful corner plot, this property combines spacious interiors and attractive outdoor space ideal for growing households. Situated in a well-established residential area with picturesque countryside walks on your doorstep whilst local amenities are just a short walk away. Congleton town centre, has a good range of independent shops, restaurants and cafes, plus the close proximity of Congleton railway station connecting to Manchester and Stoke-on-Trent, is just over a mile away, offering convenience and community.



Council Tax Band: D



Internally the property has recently been reconfigured by the current occupiers creating a superb size open plan kitchen, living and dining area perfect for entertaining with family and friends. There is a separate formal lounge and a good size utility room, along with a handy downstairs cloakroom. The spacious hallway offers plenty of handy cloakroom and storage space, providing a warm welcome and practical flow.

To the first floor there are four bedrooms with the master bedroom presenting itself with a walk in dressing area with ample space for wardrobes if desired, with direct access to the on-trend shower room. The further three bedrooms have access to the modern four-piece bathroom suite.

Externally the property is sat on a fantastic size corner plot, there is gravelled driveway providing ample off-road parking whilst the integral garage is electrically remote controlled for your convenience.

The gardens at the rear of the property have been newly landscape and offer a harmonious and inviting environment perfect for entertaining and relaxing throughout the summer months, there is a Indian stone patio area and a defined area ideal for an outdoor kitchen space.

We feel a viewing is highly welcomed to prospective purchasers to appreciate the location and presentation on this turnkey opportunity and highly desirable property.

Entrance Hallway

20'0" x 6'2"

Having a front entrance composite door. UPVC double glazed window to the side aspect. Stairs with access to the first floor

Radiator. Caving to ceiling. Recessed downlights. Solid wood flooring.

Lounge

15'9" x 10'7"

Having a UPVC double glazed window to the front aspect. Feature fireplace with a wooden mantle and surround sat on a slate hearth. Double radiator. Coving to ceiling.

Solid wood flooring.

Open Plan Dining Kitchen

20'5" x 18'6"

Having a UPVC double glazed window to the front aspect overlooking the gardens.

Comprising of a range of wall cupboard and base units with wood effect work surfaces over, tiled splashback, incorporating a one and a half bowl sink and drainer with mixer tap over space and plumbing for dishwasher, integrated wine cooler, space for range style cooker with extractor hood over, space and plumbing for American style fridge freezer. Separate breakfast island incorporating storage and seating for four. Double radiator. Recessed

downlights.

Access to the garden and patio area via a UPVC door.

Wood effect laminate flooring throughout.

Dining/ Living area

24'0" x 10'5"

Having a UPVC double glazed window to the front and rear aspect. Panelling to the walls, access into the living area. Double radiator.

Wood effect Laminate flooring.

Utility Room

8'8" x 7'10"

Having work surfaces over with cupboards space underneath. Space for washing machine and tumble dryer.

Housing the boiler. Coving to ceiling. Two UPVC double glazed windows to the rear aspect. Double radiator. Wood effect laminate flooring. Access into the integral side passage and garage.

Downstairs WC

6'9" x 2'9"

Having a WC with push flush, wall mounted wash hand basin with chrome mixer taps. Extractor fan. Wood effect laminate flooring.

Incorporating shelving into the alcove.

Master Bedroom

10'5" x 13'7" max 14'9"

Master bedroom

3.20 Max 4.51 bye 4.16

Having a UPVC double glazed window to the front aspect. Radiator. Access to the dressing room and en-suite shower room.

Dressing area

10'5" x 5'0"

Hanging space to both sides Access into-

En-suite Shower Room

10'5" x 4'10"

Having a UPVC double glazed screened glass to the rear aspect. Comprising of a double width shower cubicle with Aqua board panelling, rainfall showerhead over with separate shower attachment. WC with push flush, countertop basin sat on a vanity unit with a chrome mixer tap over, extractor fan. Vinyl wood effect flooring.

Bedroom Two

10'7" x 9'5"

Having a UPVC double glazed window to the rear aspect. Radiator. Wood effect laminate flooring.

Bedroom three

10'1" x 9'5"

Having a UPVC double glazed window to the front aspect. Radiator. Wood effect laminate flooring.

Bedroom four

9'7" x 7'8"

Having a UPVC double glazed window to the front aspect. Panelling walls. Fitted cupboard with hanging space and drawers. Radiator.

Family Bathroom

7'3" x 7'6"

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a four piece suite featuring a panel bath with chrome mixer taps, separate shower cubicle, WC with push flush, countertop basin sat on a vanity unit with chrome mixer tap over. Heated towel rail. Extractor fan. Wood effect vinyl flooring.

Externally

To the front of the property there is a gravelled drive providing off-road parking for multiple vehicles, whilst to the rear there is a landscaped lawned garden with an Indian stone patio area.

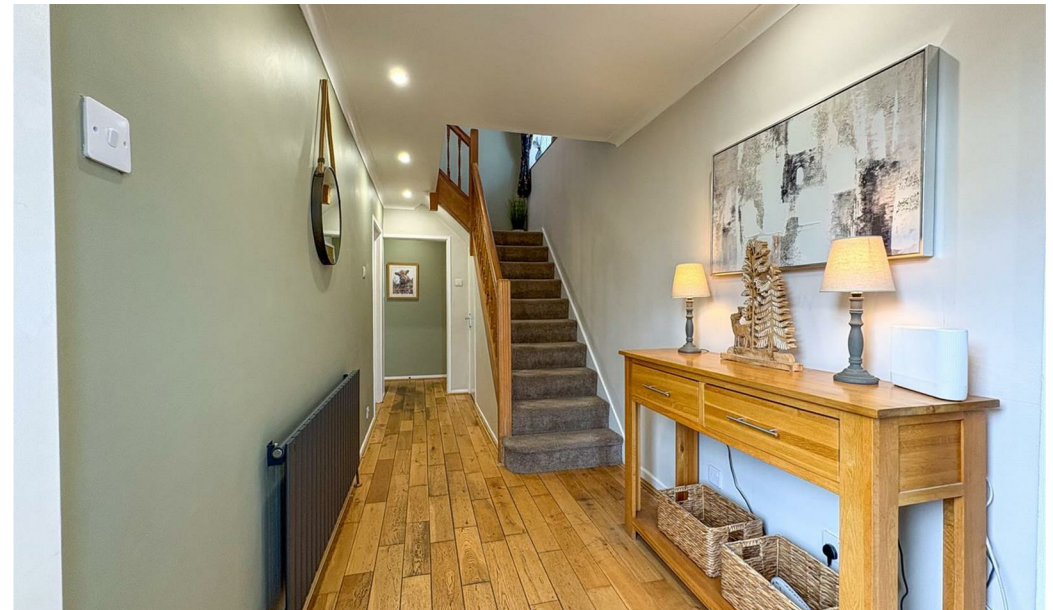
The corner plot is enclosed with fence panels and mature hedging.

Garage

16'4" x 8'7"

Electrically remote controlled door.

Side passage the the rear with a UPVC door to the rear aspect- handy space for coats and shoes.





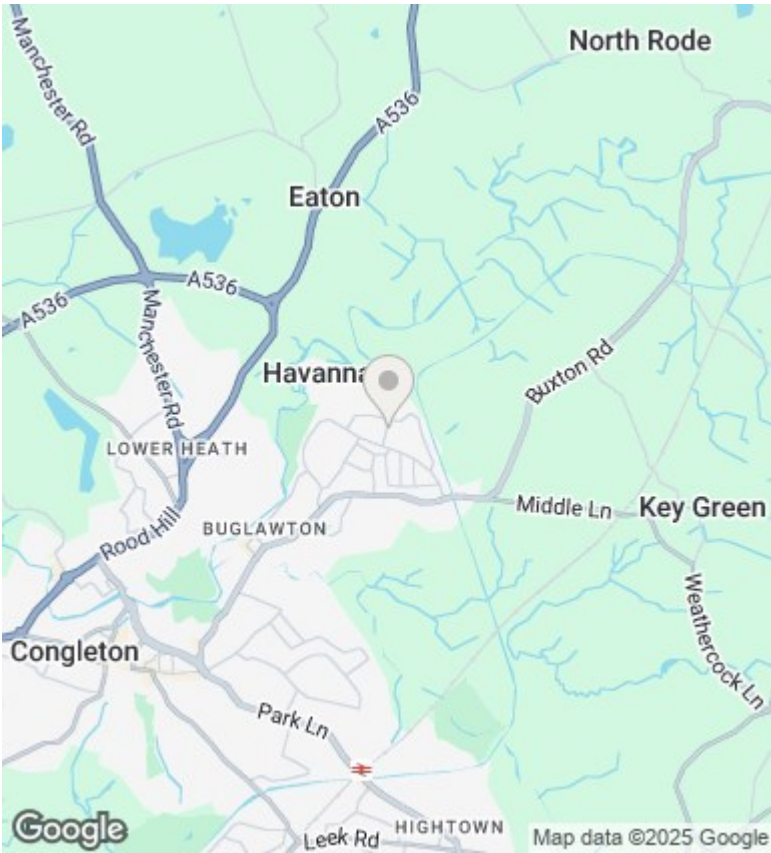
Directions

Viewings

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

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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 