



20 Semper Close, Congleton, Cheshire, CW12 2BJ

Asking Price £220,000

- Well Presented Three Bedroom Extended Semi Detached Home
- Master Bedroom With Fitted Wardrobes
- Lawned Gardens & Patio Area
- No Upward Chain
- Spacious Lounge
- Modern Family Bathroom
- EPC Rating D
- Open Plan Dining Kitchen
- Off Road Parking & Garage
- Peaceful Cul-De-Sac Location

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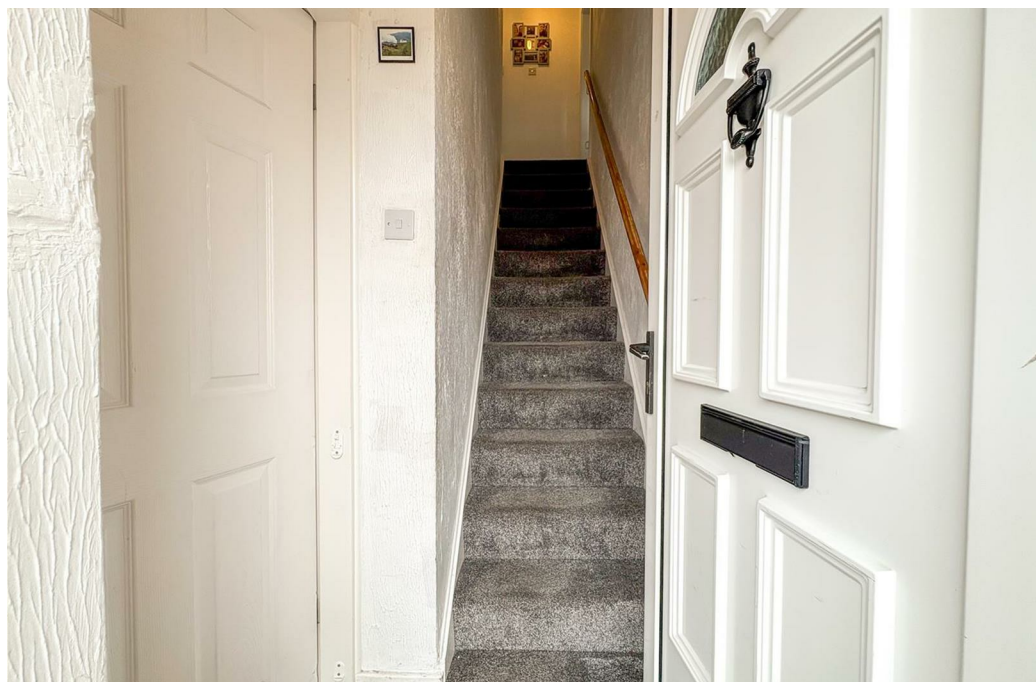
NEW INSTRUCTION

A well-presented extended three-bedroom semi-detached property, located in the peaceful Buglawton neighbourhood, situated towards the end of a quiet cul-de-sac, offering a perfect opportunity for first-time buyers, young families or downsizers alike.

The property offers well-proportioned accommodation throughout whilst benefitting from elevated views allowing the natural light to flow through the home.



Council Tax Band: C



You are firstly welcomed into a separate entrance hall and then directly into the spacious lounge, the open plan dining kitchen is equipped with stylish units and has plenty of space for dining and entertaining.

To the first floor there are three bedrooms with the main bedroom offering ample storage space with fitted cupboards along one wall, the modern family bathroom is fitted with modern fitments.

Externally to the front of the property there is a private driveway, low maintenance frontage and a single garage.

To the rear of the home there is a good size patio and separate lawned area with feature steps up to the garden.

Access to the garage is through a door at the rear of the home where there is power and lighting, along with the boiler.

The position enjoys local amenities, schools and shops all within close proximity, The Church House pub is a stone's throw away along with beautiful countryside walks on your doorstep with Bosley Cloud, Biddulph Valley way a short drive away plus Macclesfield Canal is easily accessed along the tow paths A short drive away is the town centre of Congleton with a wide range of shopping facilities, eateries and independent restaurants to suit an array of taste buds.

We feel a viewing is highly recommended to fully appreciate the property and its peaceful location.

Entrance hallway

Having a UPVC front entrance door.

Stairs to the first floor landing -access to the ground floor

Kitchen

15'8" x 7'10"

Having a UPVC double glazed window to the front and side aspect.

Comprising of range of wall cupboard and base units with work surfaces over incorporating a stainless steel sink and drainer. Tiled splashback. AEG gas hob, extractor hood over, double oven. Space for fridge freezer, space for dishwasher.

Double radiator. Tiled floors.

Handy storage cupboard under the stairs.

Lounge

15'3" x 11'4"

Lounge

Having a UPVC double glazed window to the front aspect. Coving to Ceiling.

Double radiator.

First floor landing

Access to the loft.

Master Bedroom

11'4" x 10'9"

Having a UPVC double glazed window to the front aspect-Handy storage cupboard with hanging space.

Fitted wardrobes extended across one wall.

Bedroom Two

15'3" x 8'0"

Offering dual aspect views with UPVC double glazed window to the front and rear aspect

Two double radiators.

Bedroom Three

9'8" x 9'2"

Having a UPVC double glazed window to the rear aspect overlooking the garden. Double radiator. Storage cupboard.

Family bathroom

6'8" x 6'2"

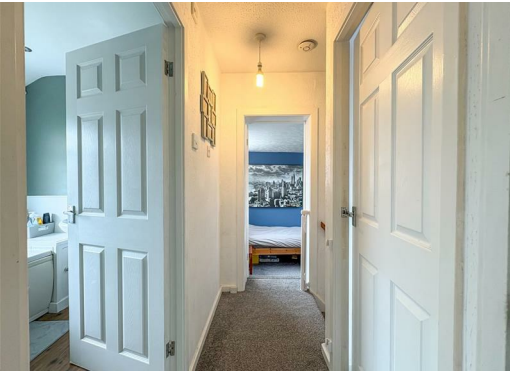
Having a UPVC double glazed obscure window to the rear aspect.

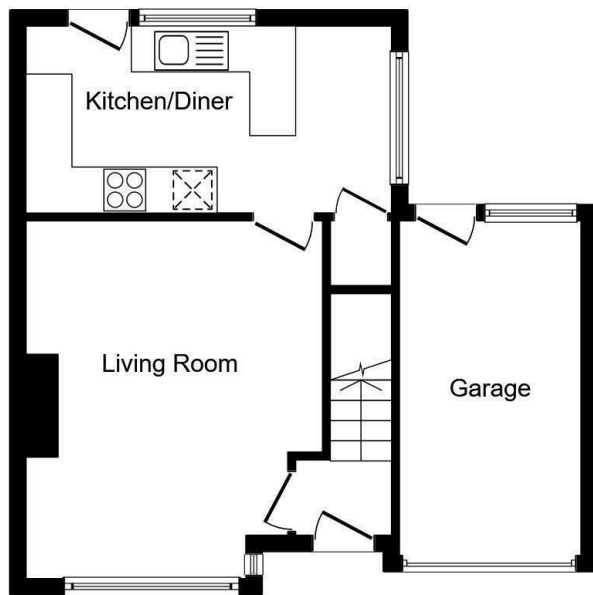
Comprising of a three piece suite featuring a P shaped bath with separate shower over, pedestal wash hand basin with chrome mixer tap, WC with push flush. Chrome heated towel rail. Extractor fan. Recessed downlights. Wood effect laminate flooring.

Externally

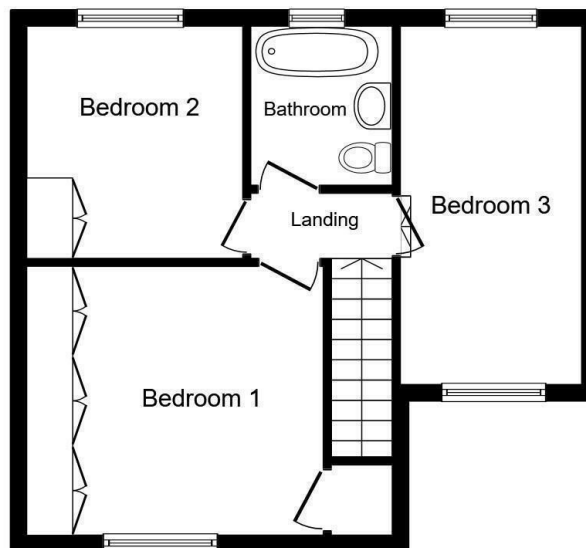
To the front of the property there is a private driveway and single garage and to the rear there is a patio area extending the full width of the property and a lawned garden with steps up.







Ground Floor



First Floor

Total floor area 87.0 sq. m. (936 sq. ft.) approx

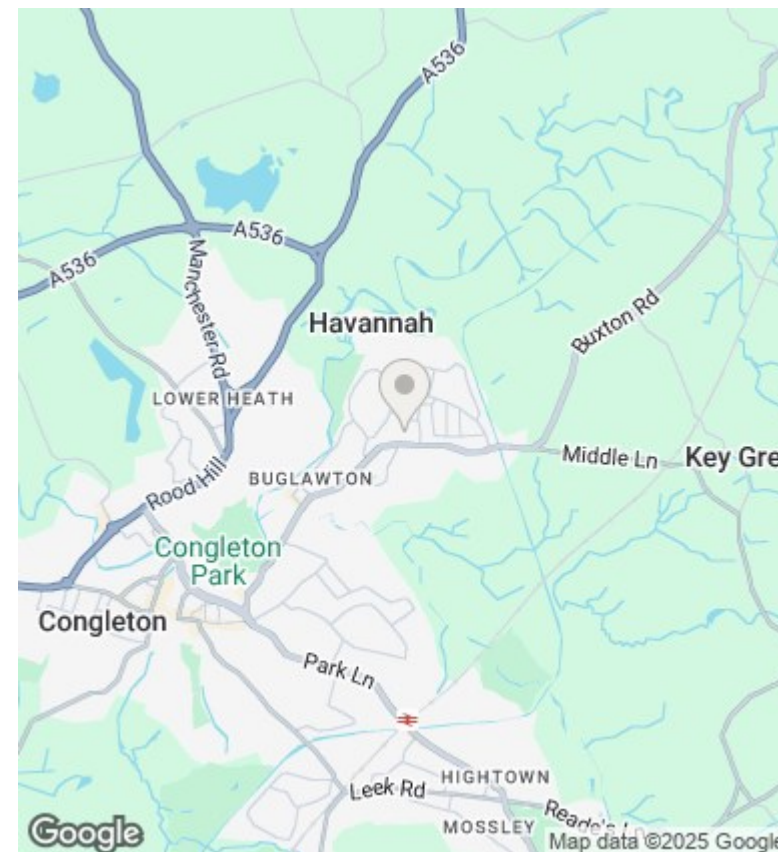
Directions

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		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		