



7 Manchester Road, Congleton, CW12 2HX

£310,000

- Immaculately Presented Three Bedroom Semi Detached Residence
- Master Bedroom With Bespoke Fitted Wardrobes
- Detached Garage
- No Upward Chain
- Two Well Proportioned Reception Rooms
- Pristine Family Bathroom
- Highly Sought After Location
- Modern Equipped Kitchen With High Specification Appliances
- Superb Size Block Paved Driveway Providing Ample Off Road Private Parking
- Close To Local Amenities And Congleton Town Centre

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A charming and deceptively spacious home boasting character along with stylishly presented accommodation, offering a blend of period character and modern living in the heart of Congleton. This stunning property is ideal for families, first-time buyers, or professionals seeking convenient access to local amenities and transport links, whilst enjoying a welcoming home with timeless appeal.

The well-proportioned interior offers versatile accommodation so step inside to discover light filled rooms that retain much of its original character, with high ceilings, deep skirtings and decorative coving.



Council Tax Band: C



This superb residence benefits from two good size reception rooms which offer flexible space for living, dining, relaxing, or working from home, the lounge features a cosy gas stove which is a perfect enhancement during the cooler seasons. The stylish kitchen is equipped with integral appliances and has those all-important views out onto the peaceful lawned garden and patio area.

The first-floor accommodation presents itself with three bedrooms- the master bedroom is furnished with bespoke fitted wardrobes utilising that all important alcove space. To complete the upstairs living space there is a pristine family bathroom providing a relaxing setting.

Externally the West facing garden is a wonderful sanctuary, providing low maintenance lawned gardens and an attractive blocked paved patio area whilst offering a good degree of privacy for the prospective purchaser. The outdoor area offers a perfect retreat for family and entertaining. The property commands a pleasant frontage and boasts a superb size block-paved driveway with an additional and for your convenience a detached garage.

Perfectly positioned in the sought-after Lower Heath district with a play park just beyond the garden. Within close proximity is Eaton Bank Academy, the convenience of Congleton Retail Park, and the bustling Congleton town centre which offers a wide range of independent restaurants, wine bars and coffee shops. Situated on Manchester Road, this home enjoys excellent access to Congleton town centre, local schools, and scenic walking routes. The property is just minutes from the Congleton train station, with direct routes to Manchester and Stoke-on-Trent, making commuting easy. The new Congleton Link Road also ensures faster access to major motorways and regional towns.

If you are looking for your forever home then we feel this outstanding property offers

a rare combination of space, style, and superb location, a viewing is highly recommended. Offered with no upward chain.

Entrance Hallway

12'11" x 6'4"

Having ornate coving to ceiling. Traditional skirting boards. Radiator. Original black and white Minton tiled floor. Access to the stairs and first floor accommodation. Panelling to the side. Under stairs storage cupboard.

Dining Room

13'3" x 11'11" into bay

Having a UPVC double glazed bay window to front aspect. Ornate coving to ceiling. Traditional skirting boards. Double radiator. Exposed floorboards.

Lounge

12'5" x 11'11"

Having UPVC double glazed French patio doors with direct access to the rear garden. Coving to ceiling. Double radiator. Polished stone fireplace featuring a fitted log effect gas burner.

Kitchen

14'9" x 6'3"

Having a UPVC double glazed window to rear and side aspect. Bespoke fitted kitchen having a range of wall cupboard and base units with work surfaces over incorporating a ceramic style sink with chrome mixer tap over, halogen hob with extractor hood over, double oven. Integrated fridge, freezer, dishwasher. and washing machine. Oak effect tile flooring. Double radiator. Cupboard housing Vaillant gas combi boiler. UPVC double glazed door to the side with access to the gardens

First Floor Landing

Access to the loft.

Bedroom one

12'4" x 10'7"

Having a UPVC double glazed window to rear aspect. Double radiator. Double and triple wardrobes fitted to alcoves.

Bedroom Two

12'0" x 11'5"

Having a UPVC double glazed window to front aspect. Radiator.

Bedroom Three

7'1" x 6'4"

Having a UPVC double glazed window to front aspect. Radiator.

Family Bathroom

6'4" x 6'3"

Having a UPVC double glazed window to rear aspect. Modern white suite comprising of a Low level W.C, pedestal wash hand basin and Jacuzzi style bath with thermostatic mains fed shower over. Stone effect tiled splashback Chrome effect heated towel radiator. Stone effect tiled floor with electric under floor heating,.

Deatched Garage

19'11" x 9'4"

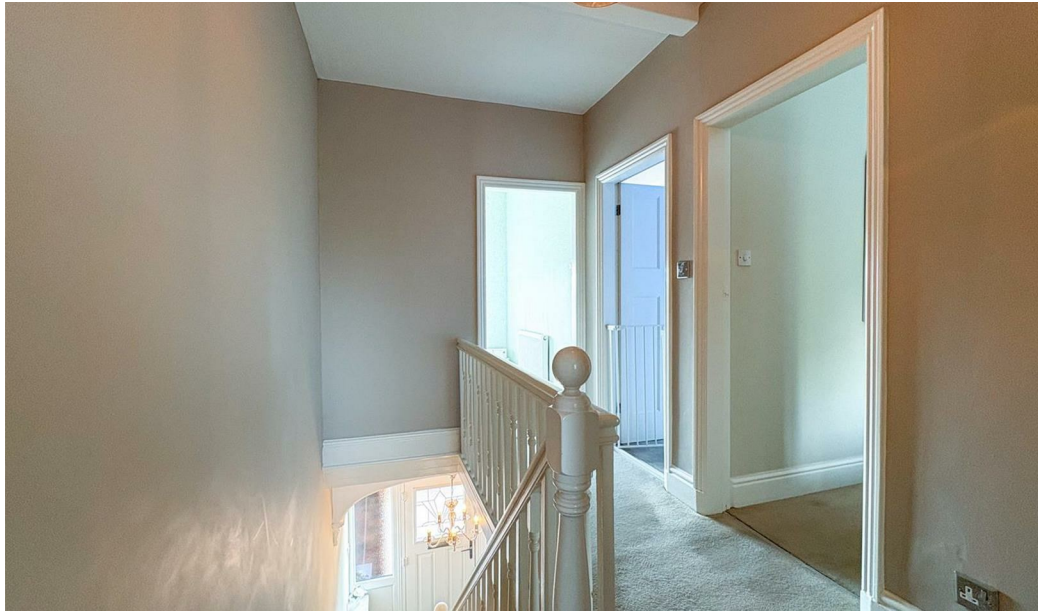
Up and over door. Power and lighting.

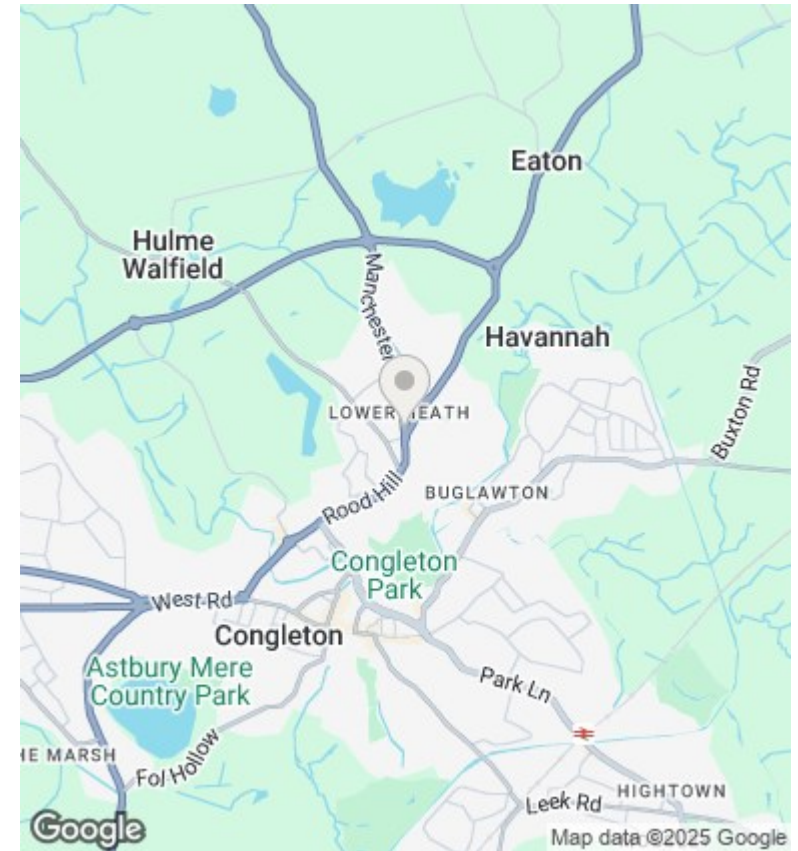
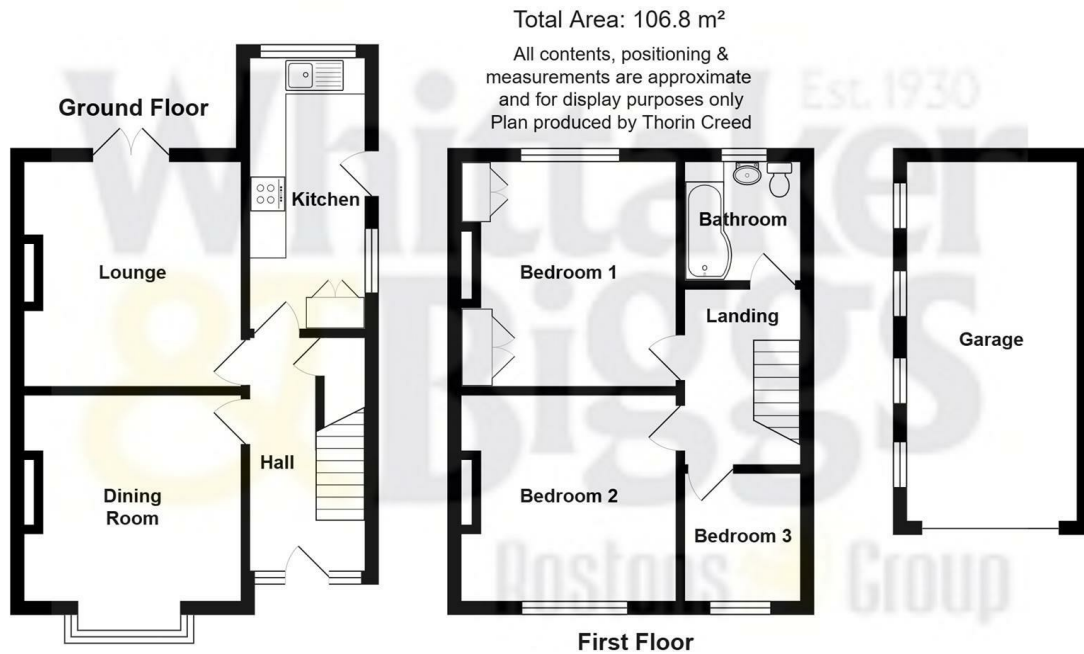
Externally

To the front of the property there is lawned frontage with mature bushes. Good size block paved driveway for multiple vehicles which continues to the side of the property.

To the rear there is a block paved patio area ideal for alfresco dining- steps up to the low maintenance lawned garden with edged borders which are equipped with an array of mixed plants and shrubbery - fully enclosed timber fence panels surround the garden offering a good degree of privacy.







Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	