



19 Clayton Avenue, Congleton, CW12 2AZ

£235,000

- Recently Refurbished Three-Bedroom Semi-Detached Home
- Open Plan Kitchen/Diner With Modern Units & Worktops
- Good Size Low Maintenance Garden
- Situated In A Popular Residential Area
- Defined Dining Area With French Doors Giving Access To The Garden
- Close To Local Amenities, Schools & Countryside Walks
- Lounge With Multi-Fuel Burner
- Contemporary Bathroom Suite

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We are delighted to welcome to the market this recently refurbished three-bedroom semi-detached home, having been completely renovated by the current occupiers who have created an ideal turnkey home for a variety of prospective purchasers.

The property is situated in a popular residential area with local amenities, schools and countryside walks all within close proximity.



Council Tax Band: B



The home presents itself with a stylish interior throughout, the welcoming entrance hallway offers a light and airy feel, entering the lounge there is a cosy multi fuel burner further enhancing the room and is perfect for those cooler seasons. The open plan kitchen is certainly the heart of the home and is equipped with modern units and worktops, there is defined dining area which offers plenty of space for entertaining family and friends. There are French doors with access out onto the gardens which and also been renovated to a high standard, with a newly laid Indian stone patio area and lawned garden which continues along the side of the property making this plot larger than average.

Continuing to the first-floor accommodation there are three immaculate bedrooms and a contemporary bathroom suite to complete the home.

Externally the wow factor continues and certainly doesn't disappoint, with a recently laid gravel driveway providing off- road parking. There is an attractive frontage with a lawned garden, and mature hedgerow offering a good degree of privacy.

To the rear of the home there is as previously mentioned a spacious Porcelain patio area perfect for outdoor dining and a further gravelled area, ideal for an outdoor shed or workshop. To the side of the home there is low maintenance lawned garden fully enclosed with fence panels and mature hedges.

We feel a viewing is highly favourable to fully appreciate this wonderful and fully refurbished home.

Entrance Hallway

Having a composite front entrance door with access into the entrance hallway. Obscure double glazed window to the side. Wood effect vinyl flooring. Radiator.

Recessed downlights. Access to the ground floor accommodation and the stairs to the first floor.

Lounge

12'9" x 10'4"

Having a UPVC double glazed window to the front aspect. Radiator. Wood effect vinyl flooring. Featuring a multi fuel burner sat on a stone hearth with oak beam over. Coving to ceiling.

Dining Kitchen

20'8" x 9'10"

Having a UPVC double glazed window to the rear aspect overlooking the garden and UPVC double glazed French doors with access to the patio area and gardens. UPVC composite side entrance door with access to the side and driveway. Having a range of wall cupboard and base units with wood effect work surfaces over incorporating a stainless one and a half bowl sink and drainer with chrome mixer tap over. Tiled splashback. Space for dishwasher, space and plumbing for washing machine, space for range style cooker with extractor hood over and space and plumbing for American style fridge freezer. Heated kickboard to the floor, wood effect vinyl flooring. Recessed downlights in the kitchen area. In the defined dining area - wood effect beam, coving to ceiling. Handy storage cupboard under the stairs.

First Floor Landing

Having a UPVC double glazed window to the side aspect. Ladder style radiator. Access to the loft.

Bedroom One

11'7" x 12'1"

Having a UPVC double glazed window to the front aspect. Radiator. Panelling to wall.

Bedroom Two

12'10" x 8'5"

Having UPVC double glazed window to the rear aspect. Handy storage cupboard. Radiator.

Bedroom Three

9'1" x 8'10"

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

Family Bathroom

7'6" x 5'4"

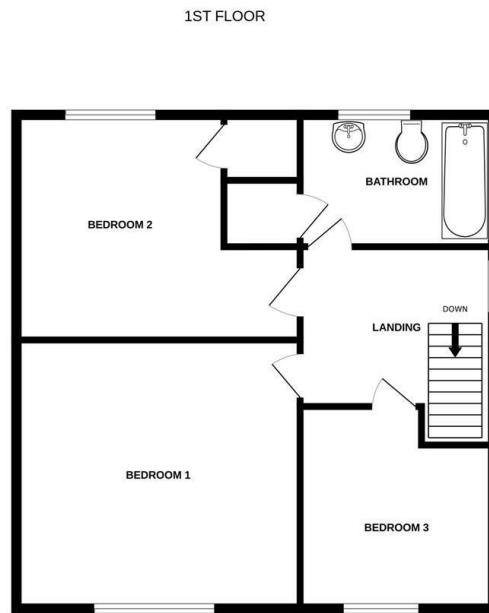
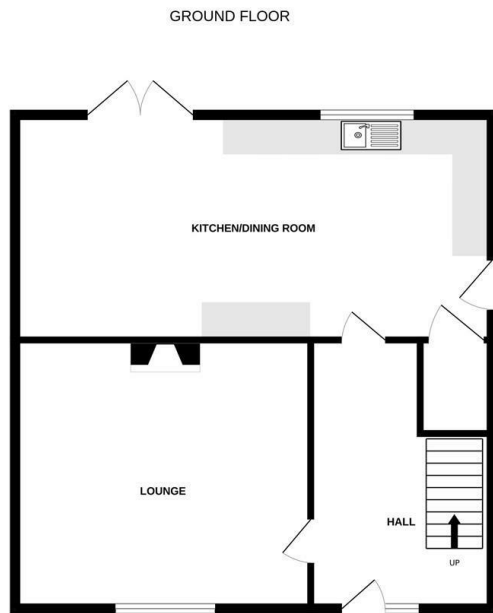
Having a UPVC double glazed obscure window to the rear aspect. Comprising of a three-piece modern suite featuring a panel bath with separate rainfall showerhead over, Aqua board to walls. Countertop basin sat on a vanity unit with storage underneath, WC with push flush. Heated towel rail. Wood effect laminate flooring. Recessed downlights. Extractor fan. Handy storage cupboard with shelving.

Externally

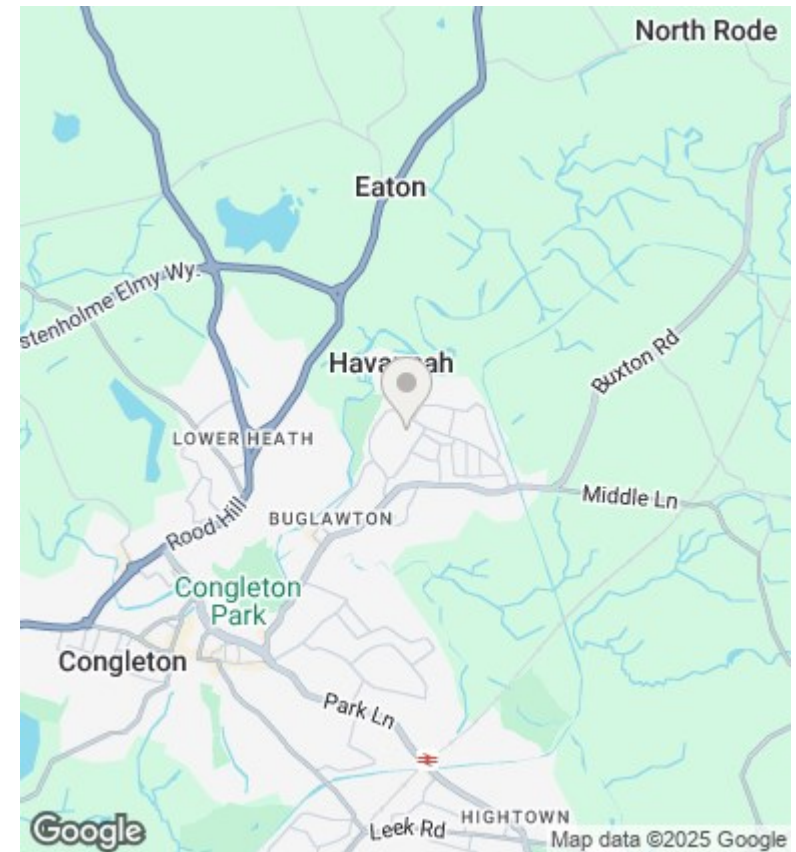
Having a recently laid porcelain patio area of superb size housing a pergola. Towards the rear of the home there is a gravel area ideal for housing a shed. To the side of the property there is a good size low maintenance enclosed lawn garden with mature hedges. Side access gate to the side of the property.







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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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