



## 63 Buxton Road, Congleton, Cheshire, CW12 2DX

Offers In The Region Of £200,000

- Two Bedroom Semi- Detached Property
- Downstairs Family Bathroom & First Floor WC
- Popular Location
- In Need Of Modernisation Throughout
- Flagged Driveway Providing Ample Of Road Private Parking
- Close To Local Amenities & Congleton Town Centre
- Two Reception Rooms & Separate Kitchen
- Detached Garage With Inspection Pit
- Countryside Walks On Your Doorstep

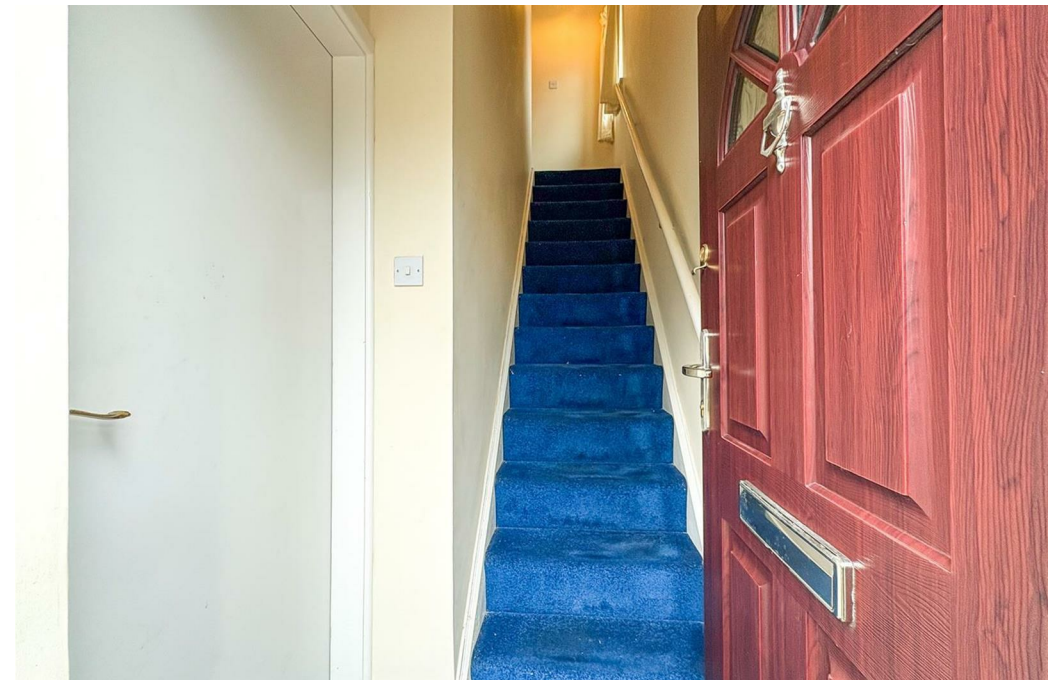
# 63 Buxton Road, Congleton CW12 2DX

This two bedroom semi-detached property enjoys a prime position: situated on the cusp of delightful countryside with Macclesfield Canal and Biddulph valley way within close proximity whilst the picturesque Bosley Cloud is a short distance away.

The property requires modernisation throughout but offers well-proportioned rooms with the ground floor benefiting from a family bathroom.



Council Tax Band: C



You are welcomed into a separate entrance hallway leading to the main living areas and stairs to the first-floor accommodation.

The front reception room is of good size with a bow window allowing all the natural light to flow through. The dining room sits at the rear of the home with access to the ground floor bathroom and outside space.

The kitchen is fitted with units with space for appliances and offers dual aspect windows.

On to the first floor the main bedroom is of superb size offering plenty of space, the second bedroom offers views of the garden, for your convenience there is a separate WC and wash hand basin, although offers potential to create a shower room if desired.

Externally there is a good size driveway way providing ample off-road parking for several vehicles, along with a detached garage which comes with an inspection pit ideal for car enthusiasts.

A short walk to local shops, restaurants and amenities; excellent transport links to Congleton Town Centre and convenient access to public transport, Buxton Road itself is a popular location in Congleton and would suit an array of purchasers.

### **Entrance Hallway**

Having a front door with access to the ground floor accommodation and stairs to the first floor.

Double radiator.

### **Lounge**

14'2" x 12'5" max into 11'3"

Having a wood double glazed bow window to the front aspect.

Feature fireplace housing and electric fire. Double radiator.

### **Dining Room**

8'5" x 8'6"

Having a wood double glazed window to the rear aspect. Double radiator.

### **Storage Cupboard**

Having a UPVC double glazed obscure window to the side aspect

Handy storage cupboard housing the gas & electric metres and trip board.

### **Inner Hallway**

Having a UPVC double glazed door to the side aspect with access to the garden and patio area.

### **Kitchen**

13'5" x 6'7"

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

Featuring a range of wall cupboard and base units with work surfaces over, space for cooker, space and plumbing for washing machine and space for fridge freezer. Double radiator.

Sliding door with access into the inner hallway.

### **Bathroom**

7'0" x 6'11"

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a three-piece suite featuring a corner bath, with power shower over., WC, pedestal wash hand basin.

Tiled flooring & partial tiled walls.

### **First Floor Landing**

Having a UPVC double glazed obscure window to the side aspect. Access to the loft.

### **Bedroom One**

15'7" x 10'11"

Having two wood double glazed window to the front aspect.

Double radiator.

### **Bedroom Two**

10'1" x 9'1"

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

### **WC**

7'2" x 6'2"

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

Featuring a WC, hand wash basin sat on a vanity unit with storage underneath, chrome mixer taps over.

Double radiator

Handy storage cupboard housing the boiler.

### **Garage**

17'5" x 10'0"

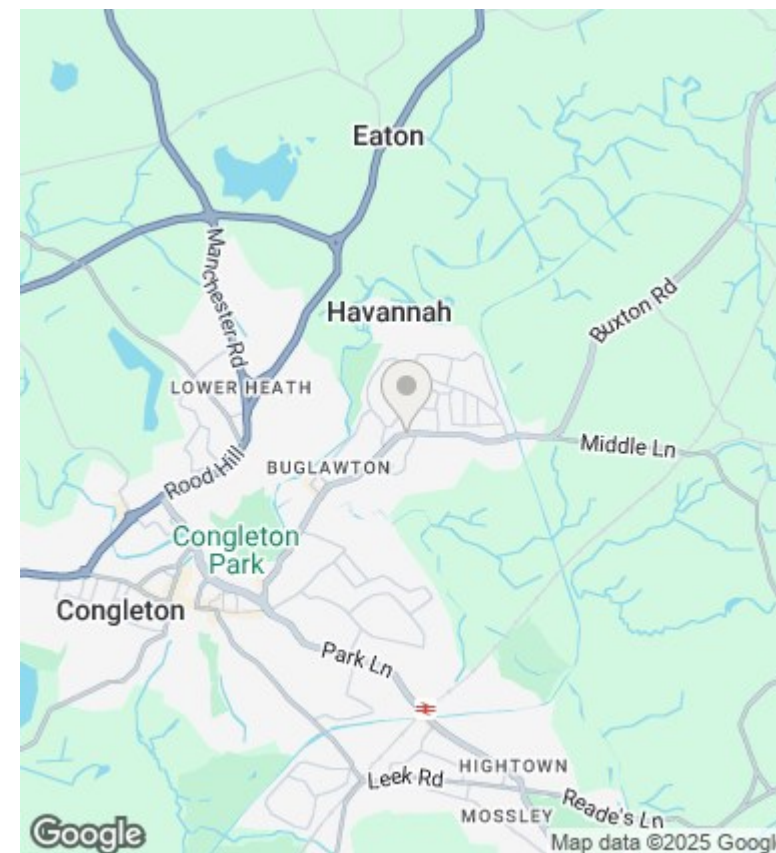
Having an up over door .

Two hardwood windows one to the rear and one to the side aspect. Power and lighting.

Full inspection pit with full lighting and electrics.







## 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 66      | 74        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |