



2 Ribblesdale Avenue, Congleton, CW12 2BS

£400,000

- Impressive Four Bedroom Detached Home
- Stylishly Presented Kitchen & Separate Dining Room
- Modern Family Bathroom
- Well Regarded Location
- Well- Proportioned Accommodation Throughout
- Downstairs WC
- Integrated Garage & Double Width Driveway
- Superb Size Lounge
- Master Bedroom With Incorporating Dressing Area
- Southerly Facing Rear Garden & Patio Area

2 Ribblesdale Avenue, Congleton CW12 2BS

***NEW INSTRUCTION ***

This impressive four-bedroom detached family home on Ribblesdale Avenue, offers superbly proportioned accommodation throughout, ideal for modern family living.

Upon entering, you are welcomed into a spacious hallway that sets the tone for the home's generous layout. The fantastic-sized lounge provides a comfortable and inviting space, seamlessly flowing into the adjoining spacious dining room, a perfect setting for both family gatherings and entertaining. The dining room features patio doors opening directly onto the rear garden, allowing natural light to fill the space and creating an effortless indoor-outdoor connection.



Council Tax Band: E



The kitchen is fitted with a stylish range of modern contrasting units, offering plenty of workspace and storage. With its proximity to the dining room, there's excellent scope to create a stunning open-plan dining kitchen, perfectly suited to contemporary living. Completing the ground floor is a convenient WC and internal access into the integral garage, providing valuable additional storage or potential for conversion (subject to the relevant consents).

To the first floor, there are four generously sized double bedrooms, each well presented and bright. The master bedroom benefits from an incorporating dressing room, which offers potential to be converted into an ensuite if desired. A modern family bathroom, finished to a high standard, completes the first-floor accommodation.

Externally, the property stands well within its plot, with a substantial driveway providing ample off-road parking in addition to the integral garage. Gated side access leads through to an attractive, south-facing rear garden, thoughtfully landscaped to include a patio seating area, lawn, and mature borders an ideal space for relaxing or entertaining family and friends.

Ribblesdale Avenue enjoys a highly regarded position within Buglawton, a desirable area well known area with access to scenic countryside & nearby convenience store. The property is conveniently located close to well-regarded local schools, Congleton town centre, Congleton park and the Macclesfield Canal, offering picturesque walks. The Bosley Cloud and surrounding countryside are also within easy reach, providing an ideal setting for those who enjoy the outdoors while still being well-connected to major road links for commuters.

This is a fantastic opportunity to acquire a spacious and versatile family home, perfectly blending comfort, style, and location.

Entrance Hall

19'8" x 5'11"

Having a UPVC double glazed front entrance door with obscured glazed panel & matching full length side panel. Continuous white wood wash effect solid wood flooring, radiator, stair to 1st floor landing, under stairs store cupboard.

Lounge

20'8" x 11'0"

Having a UPVC double glazed window to the front and side aspect. Coving to ceiling, radiator, feature modern wall electric fire, radiator, continuous solid wood whitewash effect flooring. Opening through into the adjoining dining room.

Dining room

12'9" x 10'11"

Having UPVC double glazed French doors giving access onto the rear patio and gardens with full length glaze panelling and matching side panels. Radiator, continuous solid wood white wash flooring.

Kitchen

14'7" x 9'5"

Having a range of modern gloss wall mounted cupboard and base units with contrasting units having a wood effect worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. Space for gas cooker with stainless steel splashback and chimney style extractor fan over. Glazed display cabinet. Recess for three-quarter size fridge freezer, radiator, recess LED lighting to ceiling. Tiled effect laminate flooring, twin UPVC double glazed windows to the rear aspect. Half glazed timber door through to rear vestibule having access to the rear gardens via the composite side entrance door with glazed panelling.

Downstairs WC

Having a low-level WC, wall mounted wash hand basin, extractor fan. Door through into the integral garage.

Integrated Garage

18'7" x 8'3"

Having electric light and power. Plumbing for washing machine space for tumble dryer, UPVC double glaze obscured window to the side aspect. Metal up and over door.

First Floor Landing

Having access to loft space and bedrooms. Loft is fully insulated and boarded.

Bedroom One

13'10" extending to 17'5" x 11'9"

Bedroom with incorporating dressing area having the potential to create an ensuite if desired. 2 UPVC double glazed windows to the front aspect, radiator, UPVC double glazed window to the side aspect, coving to ceiling, Wood wash effect laminate flooring. Built in wardrobes with matching drawers and bedside tables. Walk in dressing area having fitted dressing table with shelving over, recess LED lighting.

Bedroom Two

14'11" x 8'0"

Having dual aspect UPVC double glazed window to the front inside, radiator.

Bedroom Three

13'3" x 9'5"

Having dual aspect double glaze windows to the rear inside aspect. Radiator.

Bedroom Four

6'7" x 6'6"

Having a UPVC double glazed window to the rear aspect, radiator.

Family Bathroom

8'1" x 8'0"

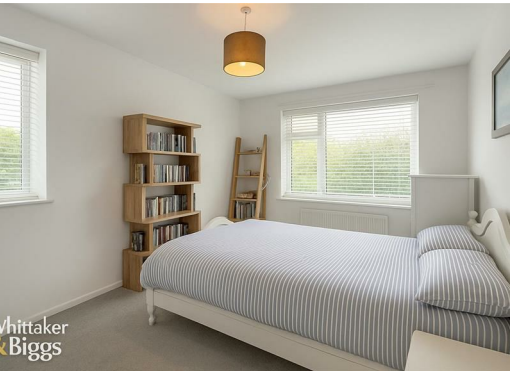
Having a modern suite comprising of panelled bath with thermostatically controlled twin shower having fixed rainfall showerhead and detachable shower. Bifold glazed shower screen and chrome mixer tap. Extractor fan and recessed lighting to ceiling, vanity storage unit with countertop wash hand basin with chrome fitment, WC with concealed cistern and built-in drawers. UPVC double glazed obscured windows to the aspect, chrome heating towel radiator, fully tiled walls and floor.

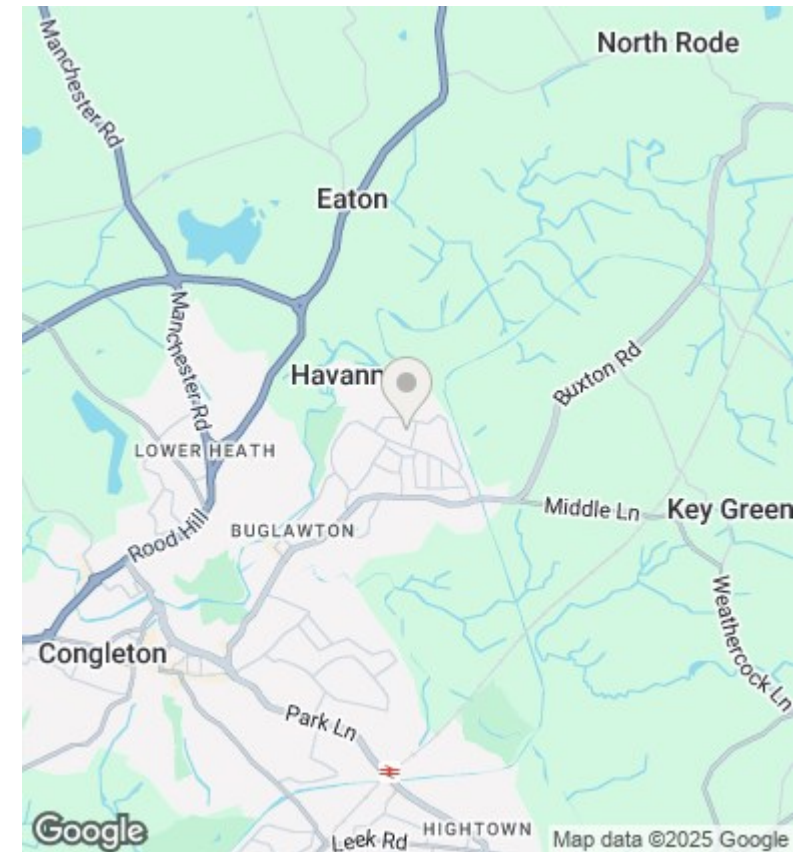
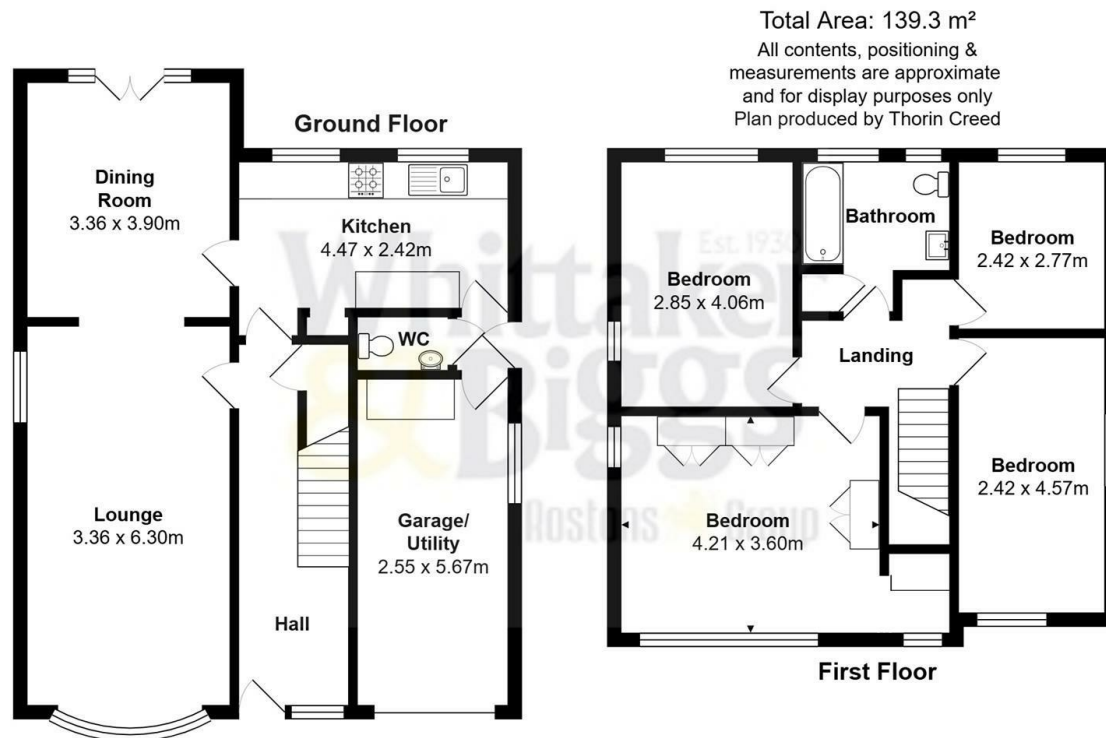
Externally

The property is approached from the roadside onto a double with driveway providing off-road parking for several vehicles with established shrubs and trees to the boundary. Gated side access to the rear garden.

Rear garden fully enclosed South facing garden enjoying a good degree of privacy predominantly laid to lawn with an adjoining patio. Mature shrub and tree borders also stocked stocked with seasonal plants.







Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	