



## 99 Dale Crescent, Congleton, CW12 3EP

£230,000

- Newly Refurbished Three Bedroom Mid Terrace Property
- Separate Utility Room
- Low Maintenance Lawn Garden & Patio Area
- No Upward Chain
- Immaculate & Beautifully Presented Throughout
- Good Size Lounge With Dual Aspect Windows
- Gravelled Driveway Providing Private Off-Road Parking
- On Trend Kitchen With Integral Appliances & Defined Dining Area
- Contemporary Family Bathroom
- Popular Location & Close To Local Amenities



# 99 Dale Crescent, Congleton CW12 3EP

## \*\*\*NEW INSTRUCTION\*\*\*

Located in a popular residential area, Dale Crescent offers an exceptional blend of modern comfort, generous living space and a bright, contemporary finish throughout. This beautifully presented three-bedroom home enjoys an elevated position, providing a wonderful sense of light and openness from every room.

This superb home has been completely refurbished throughout to a high specification offering the potential lucky purchasers an open plan dining kitchen equipped with on-trend units and plenty of space for family dining /living, for your convenience there is a separate handy utility room with access to the delightful gardens.



Council Tax Band: A



Upon entering, you are welcomed by a spacious entrance hallway leading to the main reception room, freshly decorated in neutral tones and benefiting from dual aspect windows that flood the space with natural light. The accommodation flows effortlessly, creating a warm and versatile environment ideal for both family life and entertaining.

To the first floor the property boasts well-proportioned bedrooms with a stylish and contemporary bathroom facilities.

Externally, you will find a neatly maintained lawned garden and newly laid patio area, perfect for outdoor dining or relaxing during the warmer months.

A gravelled driveway provides private off-road parking and is situated directly at the front of the home.

Situated within easy reach of excellent schools, local amenities, and convenient transport links, the property represents an outstanding opportunity to secure a move-in-ready home.

Offered with no onward chain this superb and stunning property must be viewed to be fully appreciated.

### **Entrance Hall**

Having a composite front entrance door with access into the entrance hallway, stairs to the first floor landing and access to the ground floor accommodation. Double radiator. Handy storage cupboard with hanging space and shelving.

### **Lounge**

17'4" x 10'10"

Having dual aspect windows with a UPVC double glazed window to the front and rear aspect. Two double radiators.

(Please note that one of the lounge photographs has been edited by AI for illustration purposes.)

### **Open Plan Kitchen/Diner**

17'4" x 13'1"

Having a UPVC double glazed window to the front aspect and UPVC doubled glazed French doors with access to the newly laid patio area and lawn garden. Comprising of a range of on-trend wall cupboard and base units with work surfaces over and matching up stands incorporating a one and a half bowl sink and drainer with chrome mixer tap over, hob with extractor hood over, single oven. Integrated fridge and freezer, dishwasher. Recessed downlights. Two double radiators Wood effect laminate flooring.

### **Utility Room**

4'10" x 4'11"

Having a UPVC double glazed door with access to the gardens and a UPVC double glaze window to the side. Having a base unit with work surfaces over with matching up stands. Recessed downlights lights. Wood effect laminate flooring.

### **First Floor Landing**

Having a UPVC double glazed window to the rear aspect. Double radiator. Access to the loft

### **Bedroom One**

13'3" into 10'0" x 11'5"

Having two UPVC double glazed windows to the front aspect. Double radiator. Storage cupboard with shelving and housing the new Valiant boiler.

### **Bedroom Two**

10'11" x 9'3"

Having a UPVC double glazed window to the front aspect. Double radiator.

### **Bedroom Three**

7'8" x 8'1"

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

### **Family Bathroom**

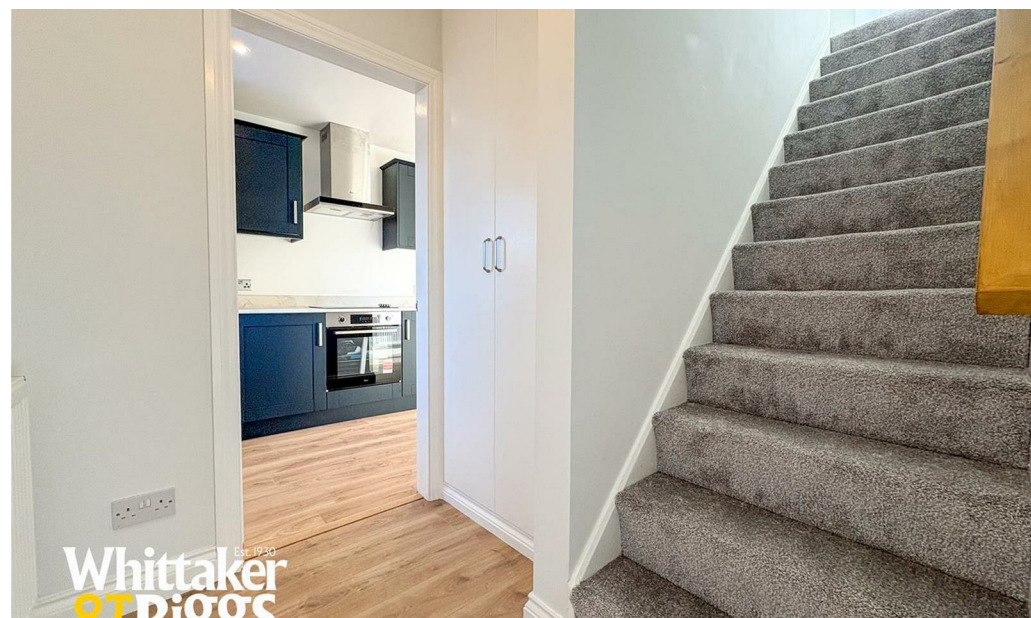
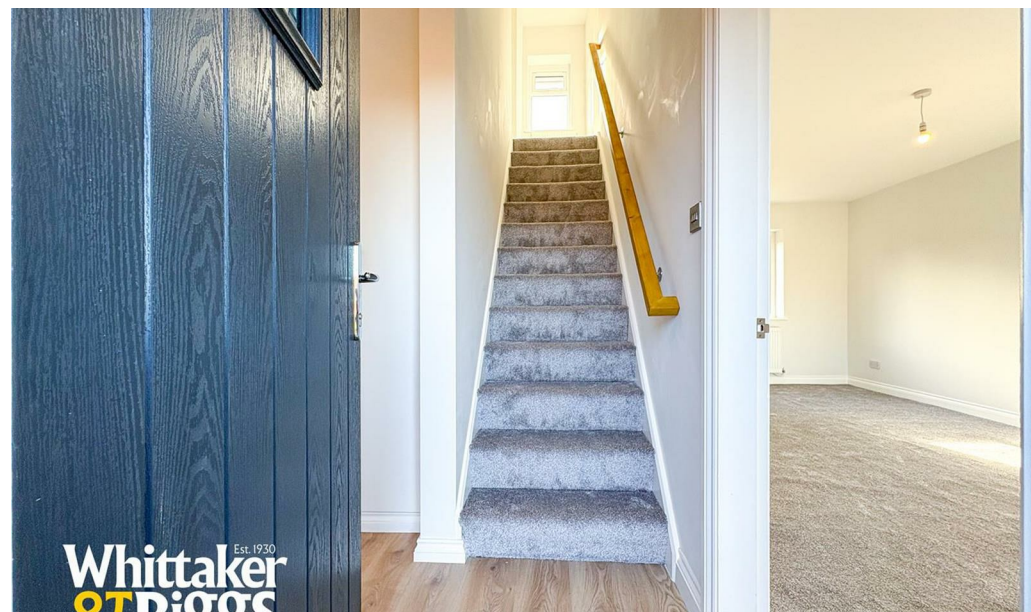
9'5" x 5'5"

Having two UPVC double glazed obscure windows to the rear aspect. Comprising of a P shape bath with separate rainfall showerhead over, wall mounted wash hand basin with chrome mixer over, WC with push flush. Chrome heated towel rail. Recessed downlights. Extractor fan. Partially tiled walls. Wood effect laminate flooring.

### **Externally**

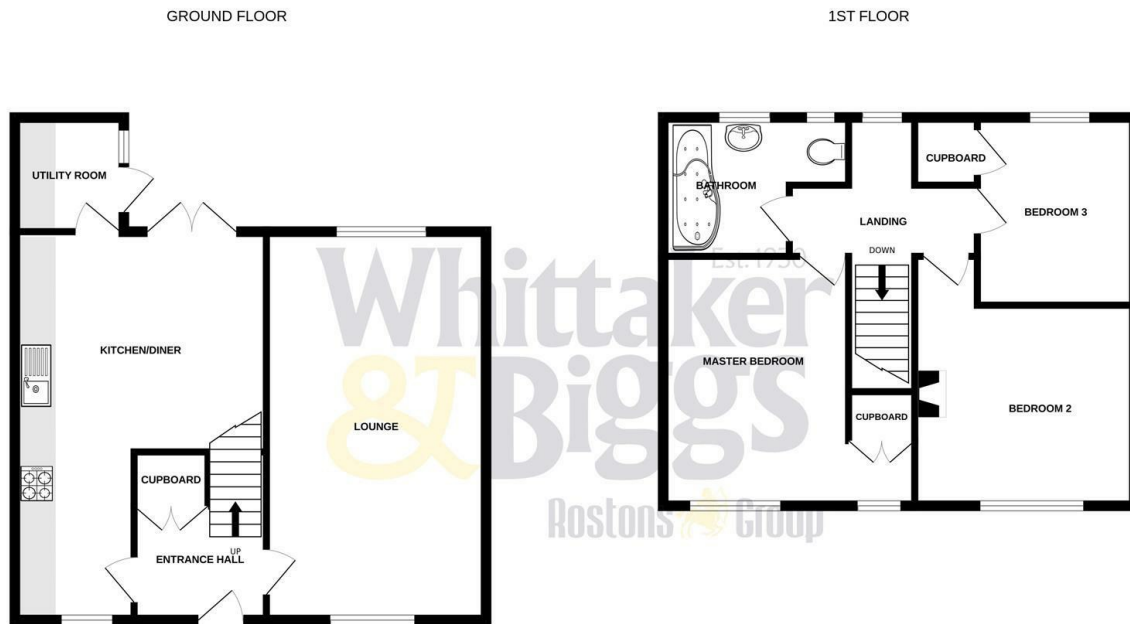
To the front of the property there is a gravelled private driveway and steps up to the property.

To the rear of the property there is lawned garden with gated access to the rear. Indian stone patio area and timber sleepers with steps up to the lawned garden.









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

A

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>89</b>               |
| (69-80) <b>C</b>                            | <b>78</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |