



6 Naseby Road, Congleton, CW12 4QX

£299,950

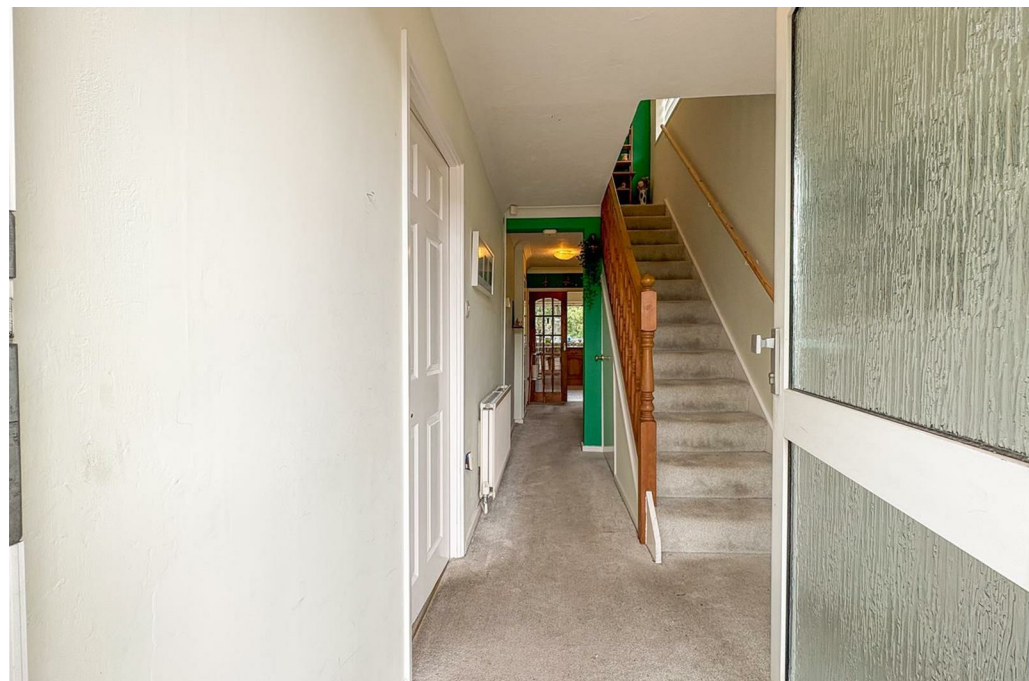
- Extended Three Bedroom Semi Detached Property
- Kitchen & Separate Utility Room
- Integral Garage & Private Driveway
- Offered With No Upward Chain
- Two Spacious Reception Rooms
- Downstairs Shower Room
- Lawned Garden & Patio Area
- Superb Size Hallway
- Modern Family Bathroom
- Sought After Location Of West Heath & Close To Local Amenities & Schools

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Extended Three Bedroom Semi-Detached Home located in the ever-popular West Heath area of Congleton, this extended three-bedroom semi-detached home offers generous and versatile living space, perfectly suited to modern family life. Set back from the road with a driveway and garage, the property combines practicality with a welcoming sense of comfort.



Council Tax Band: C



On entering the home, you are greeted by a bright and airy superb size hallway which leads through to the main reception areas. The lounge, positioned at the front of the property, is a spacious and inviting room with a large window allowing plenty of natural light and a traditional brick fireplace creating a warm focal point. To the rear, the extension has created a superb dining and living area, ideal for family meals, entertaining or even use as a home office or play space.

The kitchen is fitted with a range of classic units and enjoys pleasant views across the garden. A separate utility room provides additional storage and appliance space, with direct access to the rear garden. Completing the ground floor is a practical shower room with WC.

Upstairs, there are three well-proportioned bedrooms. Two are comfortable doubles, while the third is a generous single, all served by a family bathroom. The layout offers flexibility for growing families or those seeking space for guests or home working.

The exterior of the property is equally appealing. To the front there is off-road parking and an attached garage, while to the rear lies a private, enclosed garden with a lawn and mature planting. This secure and secluded space is perfect for children or simply relaxing outdoors

Naseby Avenue is well placed within one of Congleton's most sought-after locations. West Heath is renowned for its excellent schools, range of local amenities and shopping precinct, and offers convenient access to the A34 for commuters. Congleton train station is also within easy reach, providing connections further afield.

Offered with no upward chain this extended family home represents a fantastic opportunity to secure a property in a prime residential setting, with space, practicality and potential in abundance.

Entrance hallway

Having a UPVC front entrance door with obscure glass insert - Access into the entrance hallway and the ground floor accommodation. Stairs to the first floor accommodation. Coving to ceiling. Double radiator. Handy storage cupboard under the stairs. Access into the integral garage.

Lounge

16'6" x 11'1"

Having a UPVC double glazed window to the front aspect. Feature brick fireplace with coal effect gas fire sat on a brick hearth and mantle over. Coving to ceiling. Double radiator.

Dining room

16'1" x 9'9"

Having a UPVC double glazed window to the rear aspect with views of the garden. Coving to ceiling. Radiator.

Kitchen

9'9" x 8'10"

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Comprising of range of wood effect wall cupboard and base units with work surfaces over, tiled splashback stainless steel sink and drainer with mixer tap over space and plumbing for fridge. Oven with extractor hood over. Coving to ceiling. Tiled flooring. Radiator. Access into the utility room.

Utility Room

9'1" x 6'6"

Having a UPVC door, obscure glass insert with a UPVC double glazed window to the side. Having range of wall cupboard and base units with work surfaces over with incorporating upstands. Stainless steel sink and drainer with mixer tap over space and plumbing for washing machine, tumble dryer And dishwasher. Tiled flooring. Double radiator.

Shower room

Comprising of a three-piece suite featuring a corner shower cubicle with shower over, WC with push flush, pedestal wash hand basin with chrome taps over tiled splashback. Laminate flooring. Double radiator.

First floor landing

Having a UPVC double glazed window to the side aspect. Coving to ceiling. Access to the loft. Smoke alarm.

Bedroom one

11'1" x 9'10"

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

Bedroom Two

11'1" x 12'7"

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

Bedroom Three

8'6" x 7'4"

Having a UPVC double glazed window to the front aspect.

Radiator. Coving to ceiling. Small step built over bulk head area.

Family bathroom

5'4" x 5'10"

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

Comprising of a white three-piece suite featuring a panel bath with chrome taps, pedestal wash hand basin with chrome taps over, WC with push flush. Fully tiled walls. Laminate flooring. Radiator.

Integral Garage

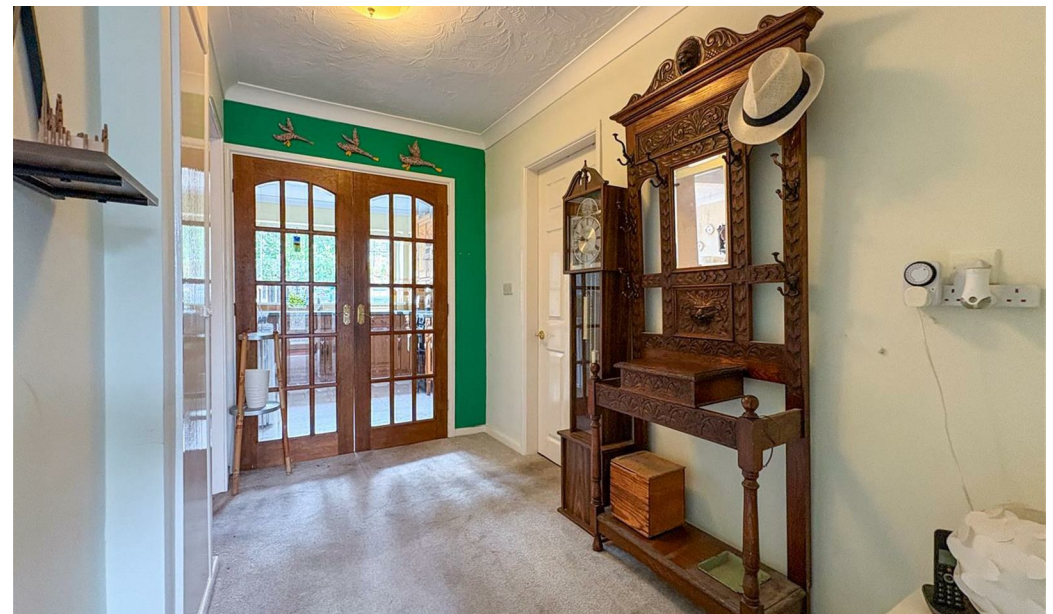
18'3" x 8'0"

Having an up and over garage door. Strip lighting. Power sockets.

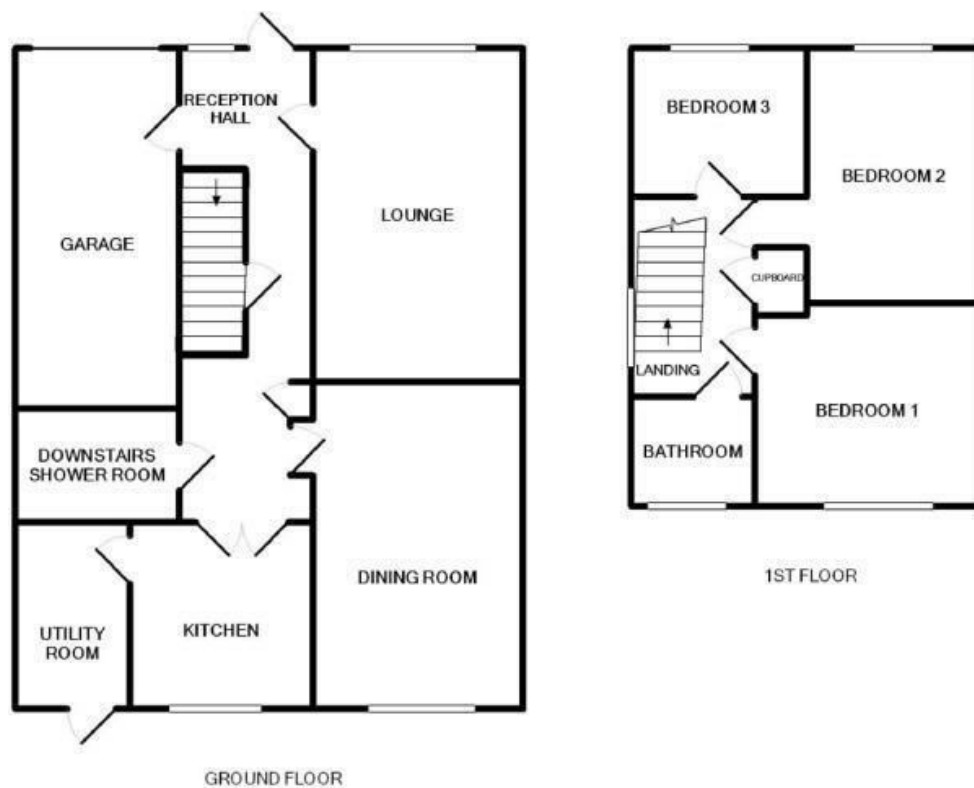
Externally

Having a blocked paved private driveway to the front and a low maintenance gravelled frontage.

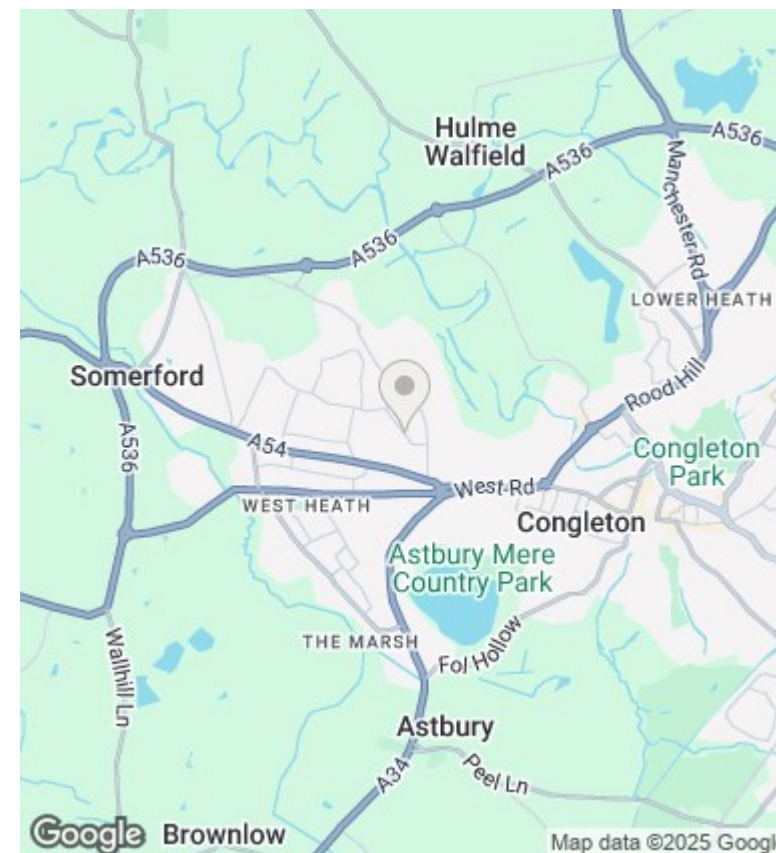
Stepping stone pathway leading to the lawned garden at the rear with mature trees offering a good degree of privacy, Well stocked flower beds with an array of shrubs and plants, plus an apple tree. Patio area ideal for summer dining. The rear garden is fully enclosed with timber fencing.







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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) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC