



Edinburgh Road, Congleton, CW12 3XZ.
£185,000



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We are pleased to present to the market this three-bedroom family home which benefits from plentiful accommodation and a good sized tiered rear garden.

The property is positioned in a well-established residential location offering a block paved driveway to accommodate parking for two cars and internally well-proportioned rooms throughout.

The property has a fantastic sized open plan dining kitchen with a range of wood effect units, the lounge is of particular good size housing a feature fireplace.

To the first floor there are three bedrooms, a shower room and separate WC. Positioned within close proximity to Congleton town centre, Congleton railway station and the award-winning park, whilst offering a nearby convenience store on your doorstep.

Offered for sale with no onward chain an internal inspection is highly recommended.



Entrance Hall

Having a UPVC double glaze front entrance door with decorative stained glass panel. Stairs to 1st floor, landing.

Lounge 10' 11" x 17' 11" (3.34m x 5.47m)

Having dual aspect, UPVC double glaze windows, radiator. Feature fireplace with timber mantle and polished marble stone effect in set with electric fire.

Dining Kitchen 17' 11" x 9' 10" (5.47m x 3.00m)

extending to 3.85m Open plan, dining kitchen with defined dining area. Kitchen having a range of wall mounted cupboard and base units with fitted work surface over incorporating a single drainer. Stainless steel sink unit with Flexi hose mixer tap over. Integral Four ring gas hob with stainless steel extractor fan over, integral stainless steel electric combination, oven and grill. Space for dishwasher, plumbing for washing machine and dryer. Integral fridge freezer, wine rack and display shelving. UPVC double glaze, dual aspect windows, UPVC double glazed rear entrance door. Walk in pantry, store housing, a glowworm gas fire central heating boiler. Defined dining area with radiator, built-in store cupboard.

Separate WC

Having a low-level WC, UPVC double glazed obscured window to the side aspect, fully tiled walls.

Shower room

having a double width fully enclosed walk in shower cubicle with a Triton electric shower. Vanity wash and basin set in storage unit, fully tiled walls, radiator, UPVC double glazed obscured window to the rear aspect.

Bedroom One 9' 11" x 11' 5" (3.02m x 3.47m)

Having UPVC double glaze window to the front aspect, radiator. Walk in store cupboard with UPVC double glaze window to the front aspect.

Bedroom Two 11' 1" x 9' 4" (3.37m x 2.85m)

plus doorway. Having UPVC double glaze window to the front aspect.

Bedroom Three 7' 9" x 8' 1" (2.36m x 2.46m)

Having UPVC window to the rear aspect, radiator, built in storage cupboard with hanging rail and safe.

Rear Garden

Fully enclosed rear garden, having raised vegetable borders, paved patio and additional gravelled garden area.

Note:

Council Tax Band: A

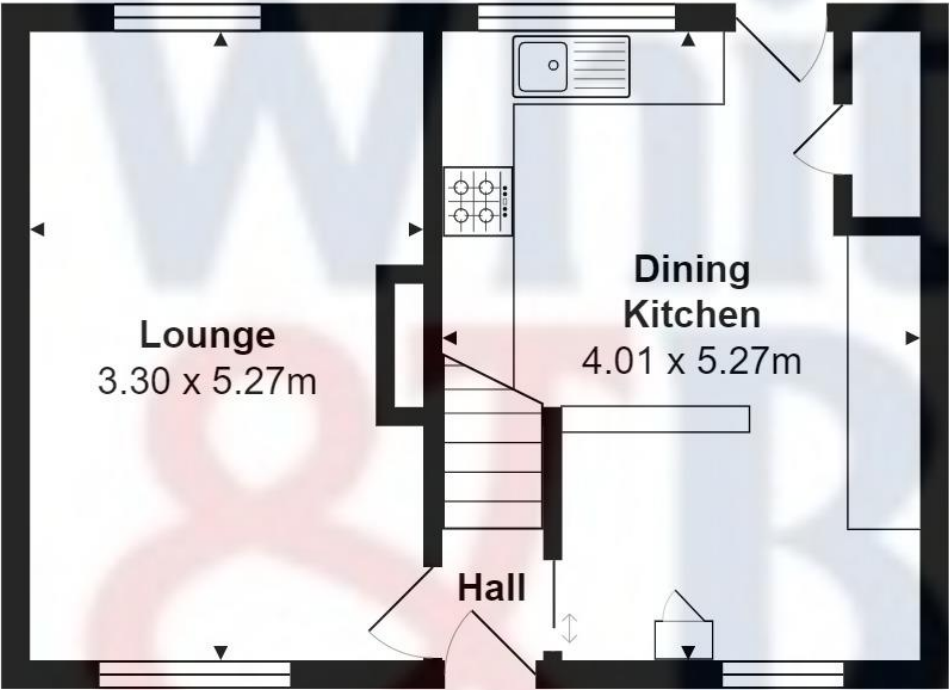
EPC Rating:

Tenure: believed to be Freehold

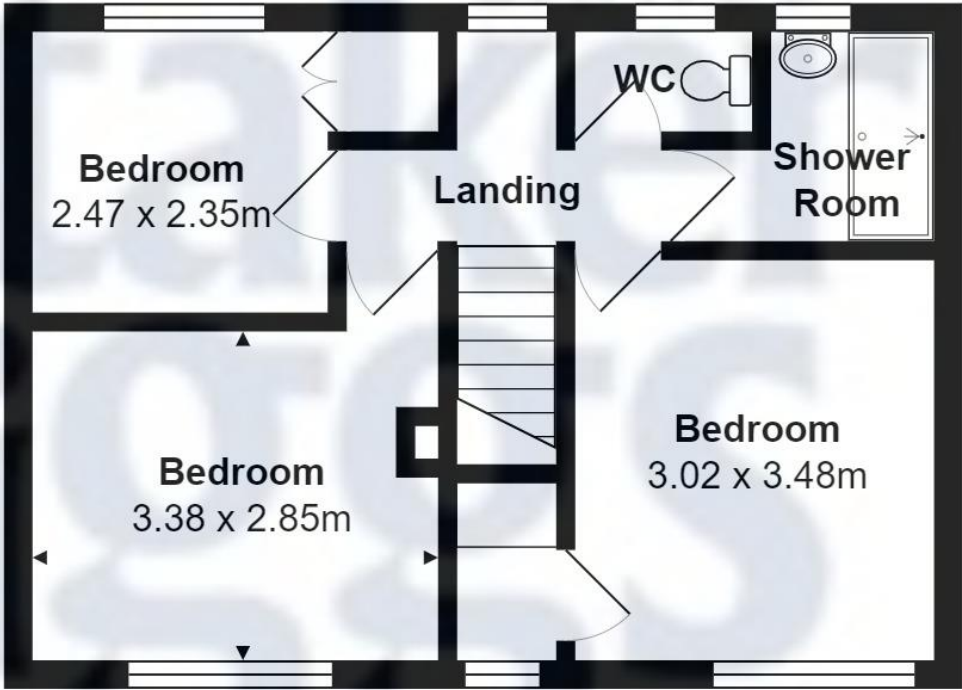




All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Ground Floor



First Floor

Total Area: 79.1 m²



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