



Lyce Close, Congleton, CW12 4YQ.
£265,000

Est. 1930
**Whittaker
& Biggs**

Lycett Close, Congleton, CW12 4YQ.

We are delighted to present to the market this immaculately presented three bedroom semi-detached home. Offering surprisingly spacious accommodation with three Bedrooms, with the master having En-suite facilities as well as a picturesque outlook over the adjacent fields.

The on trend dining kitchen is well equipped with a range of integral appliances and has immediate access onto the good sized rear garden, there is also a driveway for two vehicles.

The property has all the benefits of a new home including NHBC warranty and is built to aid low cost living.

This sought after development in semi -rural Somerford is ideal for those looking for access to neighboring Cheshire towns and the M6 motorway as well as the amenities of Congleton town, right on your doorstep.

This stunning home is located within a privileged position on the cusp of the development whilst overlooking countryside.

An opportunity like this is a rarity indeed, therefore we highly recommend an early viewing.



Entrance Hallway

Composite external door to the front elevation, radiator, and stairs to the first floor.

Living Room 18' 6" x 12' 9" (5.64m x 3.88m)

Having a uPVC double glazed window to the front aspect, feature fireplace with electric fire and wood mantle, radiator.

Kitchen 16' 0" x 9' 7" (4.88m x 2.93m)

Having uPVC double glazed double doors to the rear aspect allowing access to the garden and uPVC double glazed window to the rear aspect. With a range of wall cupboard and base units with a wood effect worktops over, incorporating a stainless steel sink and drainer with a chrome mixer tap over, four ring gas hob, electric oven, plumbing for a washing machine, under stair storage cupboard, wood effect flooring, and a radiator.

Downstairs Cloakroom 5' 5" x 292' 0" (1.65m x 89m)

Having a uPVC double glazed frosted glass window to the front aspect, low level WC with a push flush, pedestal wash hand basin with chrome mixer tap and tiled splash back, radiator, and wood effect flooring.

Landing

Having a uPVC double glazed window to the side aspect, storage cupboard, and loft access.

Bedroom One 12' 2" x 11' 1" (3.71m x 3.38m)

Having a uPVC double glazed window to the front aspect. Radiator.

En-suite 8' 7" x 5' 10" (2.61m x 1.78m)

Having a uPVC double glazed obscure glass window to the front aspect, walk in shower cubicle, low level WC with a push flush, pedestal wash hand basin with a chrome mixer tap over, radiator, and wood effect flooring.

Bedroom Two 9' 10" x 8' 11" (3.00m x 2.72m)

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

Bedroom Three 9' 6" x 6' 9" (2.90m x 2.07m)

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

Bathroom 7' 0" x 5' 11" (2.13m x 1.81m)

Comprising of a white three piece bathroom suite featuring a bath with shower attachment over and tiled surround, low level WC with a push flush, pedestal wash hand basin with a chrome mixer tap over, chrome ladder style towel heating radiator, wood effect flooring.

Exterior

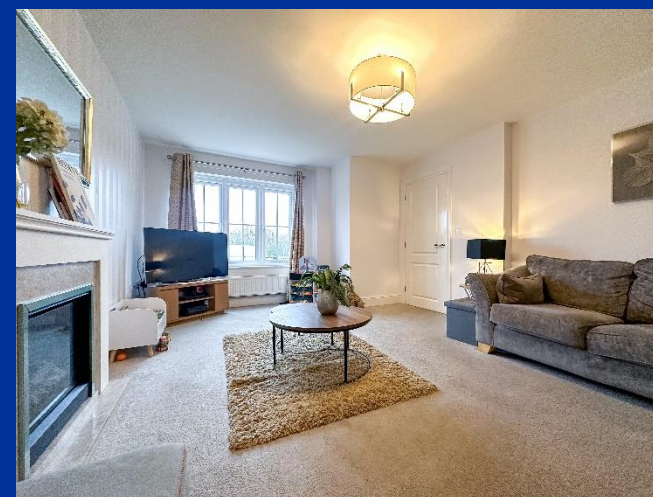
To the front of the property there are two parking spaces. While to the rear of the property there is a fully enclosed private garden which is mainly laid to lawn with an additional patio area.

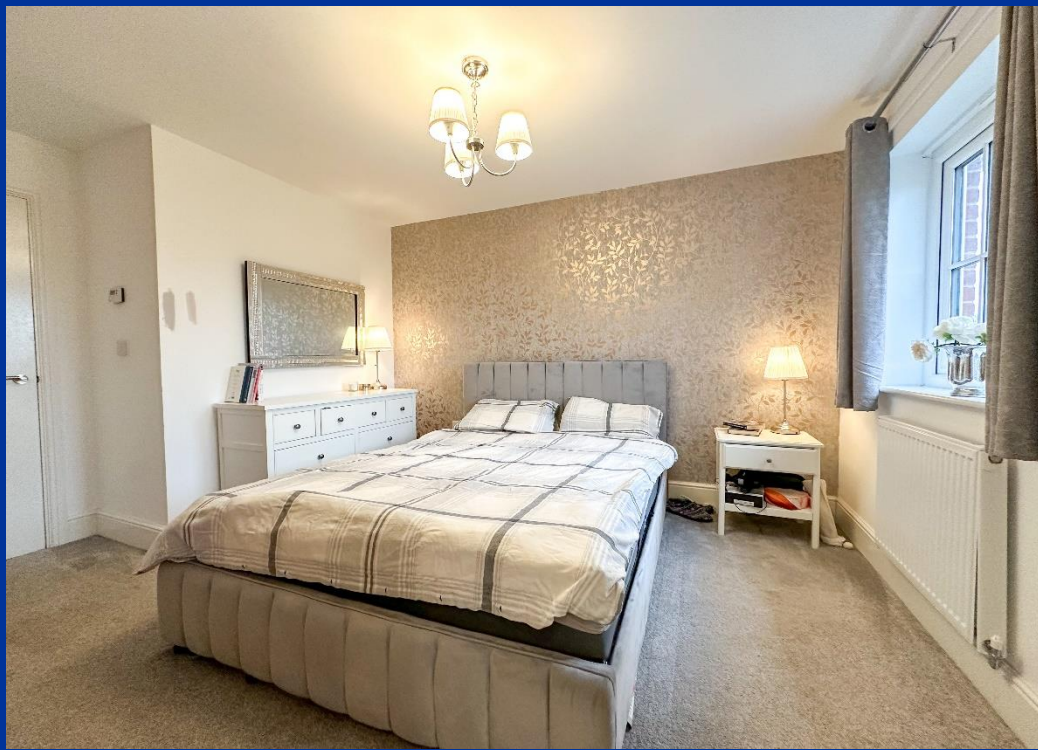
Council Tax Band: C

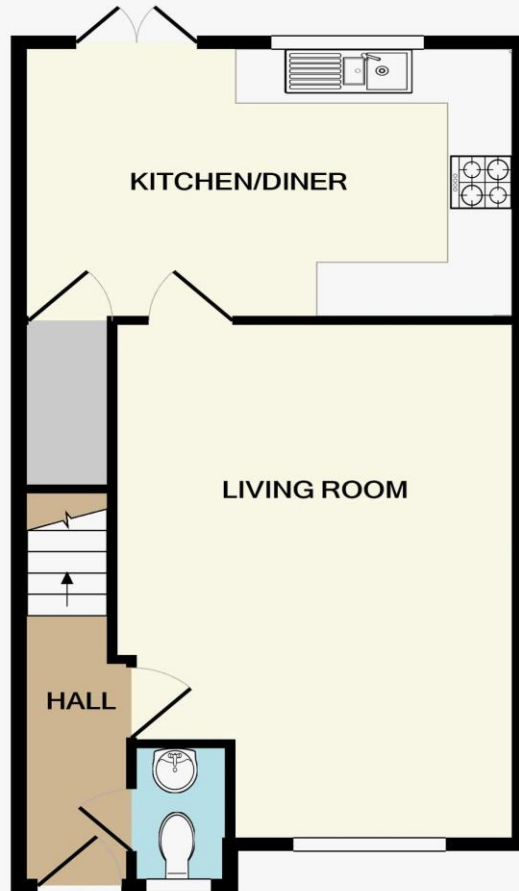
EPC Rating: B

Tenure: believed to be Freehold

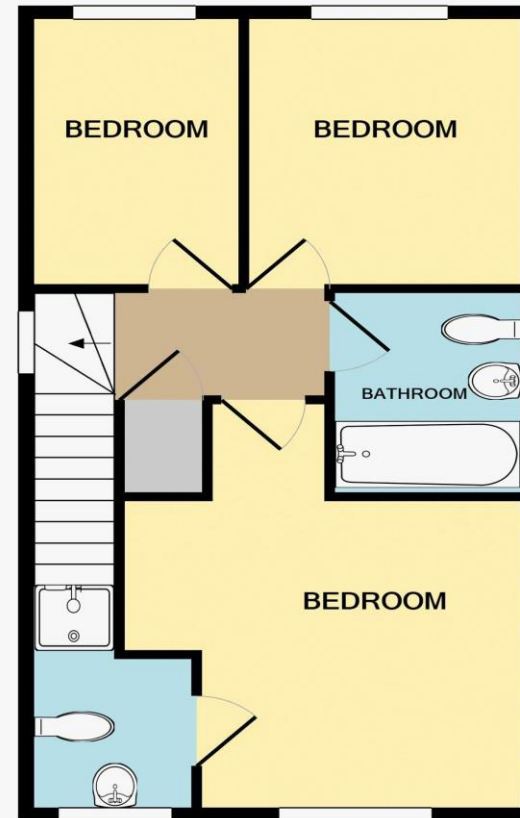
Service charges may apply to be confirmed by legal representative.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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