



Newcastle Road, Congleton, CW12 4HJ.
£325,000

Whittaker Est. 1930
& Biggs

Newcastle Road, Congleton, CW12 4HJ.

We are pleased to present to the market this three-bedroom home set on a good size plot with lawned gardens to the front and rear.

This traditional home comprises of well-proportioned accommodation throughout featuring a modern kitchen, an open plan lounge with a defined dining area and separate conservatory which overlooks the rear garden. There is convenient access directly into the integral garage which is certainly of generous size, equipped with power and lightning with plenty of space to be partly used as utility room.

There is a light and airy hallway with a separate entrance porch and to the first floor there are three bedrooms and a family shower room.

Externally the property offers ample of road parking and as previously mentioned a good-sized frontage with mature bushes defining the boundary perimeter. To the rear of the home there is an enclosed spacious garden with a mixture of mature trees, shrubs and flower beds plus a defined patio area.

Situated in a popular location with a fantastic selection of primary and high schools plus the local amenities of West Heath shopping village all within walking distance, Congleton town a is also a short distance away.

Astbury Mere Country Park is easily accessible offering countryside walk and water sports on your doorstep.

Offered with no upward chain a viewing comes highly recommended.



Entrance Porch 6' 3" x 3' 7" (1.91m x 1.09m)

Having a UPVC double glazed window to the front and side aspect, UPVC double glazed front entrance door. Half brick wall. Tiled floor. Inset spotlights, access into the entrance hallway.

Hallway 12' 1" x 8' 0" (3.69m x 2.45m)

Having a UPVC double glazed door with access into the hallway, access to the first floor, wood effect laminate flooring. Handy storage cupboard. Inset spotlighting, double radiator, storage under the stairs.

Lounge & Dining Room 21' 3" x 13' 7" (6.47m x 4.14m)

Having UPVC double glazed window to the front aspect and a UPVC sliding door with access to the conservatory. Wood effect laminate flooring, two double radiators.

Conservatory 10' 2" x 10' 0" (3.11m x 3.05m)

Having UPVC double glazed windows to the side and rear aspect with UPVC double glazed French doors with direct access into the garden. Access to the garage, tiled flooring, power and electric.

Kitchen 9' 0" x 11' 0" (2.74m x 3.35m)

Having a UPVC double glazed window to the rear aspect overlooking the garden. Having a range of wall cupboard and base units with work surfaces over with matching up stands, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated dishwasher, double Bosch oven, gas hob with stainless steel extractor hood over, space for fridge. Tiled flooring. Inset spotlights.

First Floor Landing

Having a UPVC double glazed window to the side aspect.

Bedroom One 11' 2" x 13' 6" (3.41m x 4.12m)

Having a UPVC double glazed window to the front aspect, sliding mirrored wardrobes. Double radiator

Bedroom Two 9' 11" x 13' 7" (3.03m x 4.14m)

Having a UPVC double glazed window to the rear aspect. Fitted wardrobes with hanging space and storage. Double radiator

Bedroom Three 7' 8" x 8' 1" (2.33m x 2.47m)

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

Family Shower Room 5' 8" x 8' 0" (1.73m x 2.43m)

Having a UPVC obscured window to the rear aspect. Comprising of a three-piece white suite, featuring an enclosed shower cubicle with rainfall showerhead, and separate showerhead attachment, pedestal wash hand basin with chrome mixer top over, low-level WC with push flush. Double radiator. Half tiled walls. Tiled floors, inset spotlighting. Extractor fan.

Integral Garage 30' 2" x 9' 8" (9.19m x 2.94m)

Having a UPVC double glazed window and a UPVC double glazed door with access to the rear garden. Having a Belfast style sink with mixer taps over. Space and plumbing for washing machine and dryer. Electrics and power.

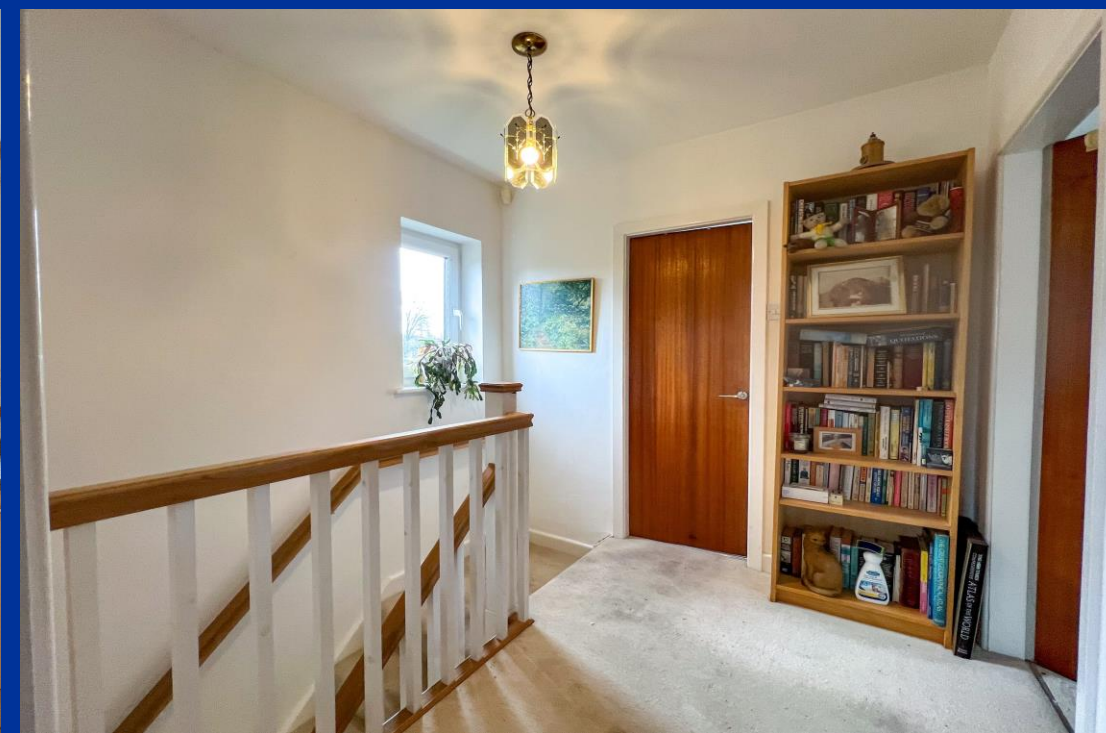
Note:

Council Tax Band: D

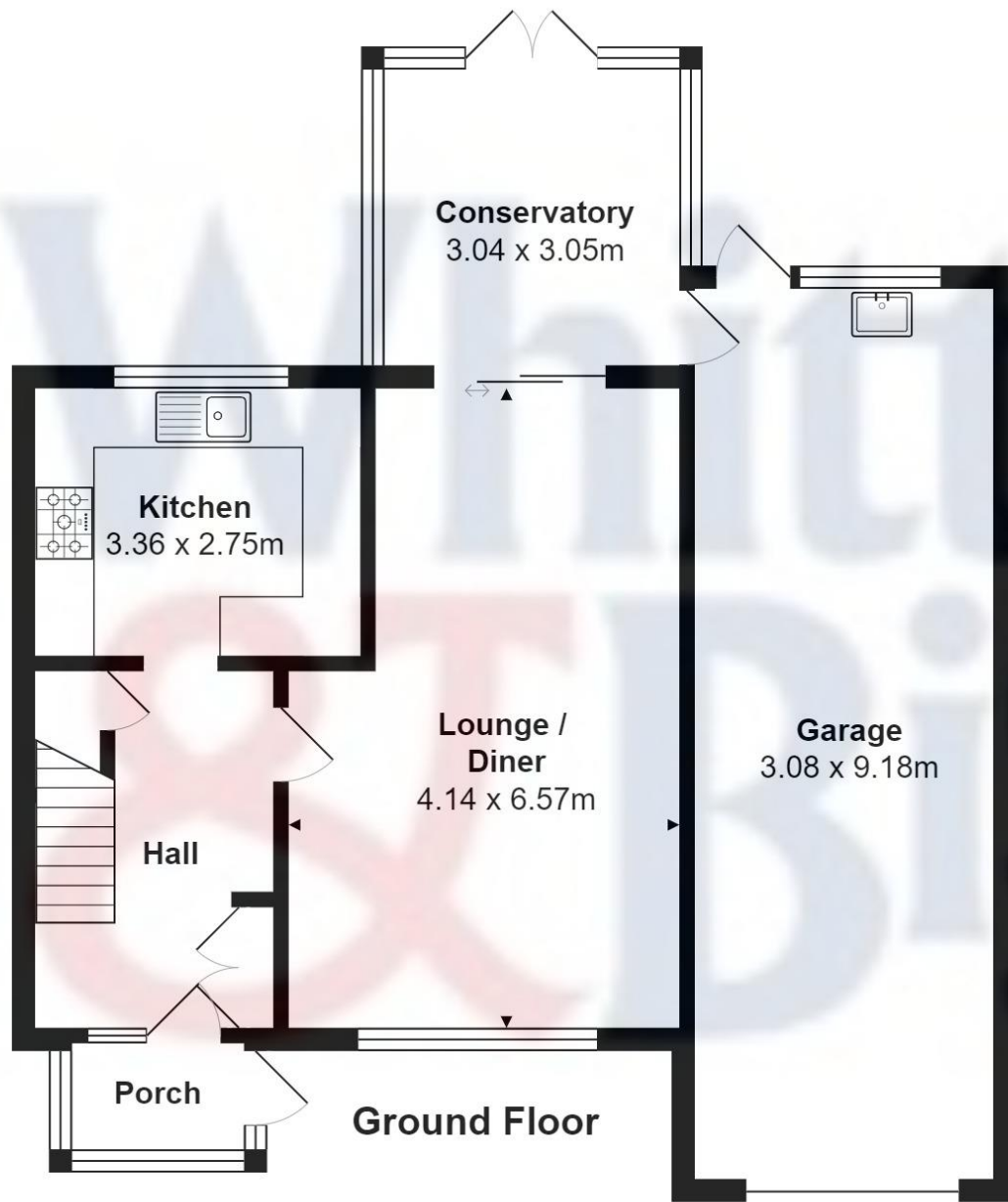
EPC Rating:

Tenure: believed to be Freehold



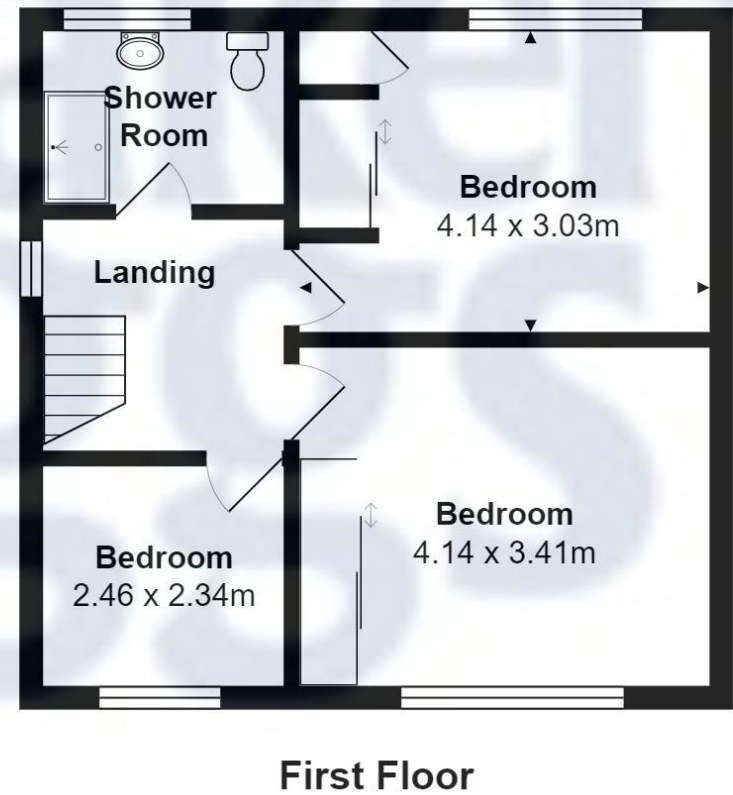






Total Area: 130.0 m²

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





IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings, or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used in their brochures and window displays are taken with non-standard lenses.

16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Whittaker & Biggs Est. 1930