



Southbank Grove, Congleton, CW12 3DU.
£200,000

Whittaker Est. 1930
& Biggs

Southbank Grove, Congleton, CW12 3DU.

This end terrace home is deceptively spacious sitting within a substantial sized corner plot in this popular residential area, benefitting from being close to the local amenities and Congleton town.

Internally the property comprises of a good size lounge with dual aspect windows allowing all that natural light to flood through.

The dining kitchen has lovely views of the rear gardens. There is also a useful pantry area, whilst off the kitchen there is direct access to the passageway where there are two out- houses and toilet.

The property is open to an extension at the rear due to the superb size garden subject to the relevant planning consents.

The gardens are fully enclosed and are certainly a rarity indeed continuing around the side of the home.

To the first floor there are three bedrooms and a family bathroom.

This property would be ideal for an array of purchasers and is offered with no upward chain.



Entrance

Having a UPVC front entrance door with access into the hallway.

Entrance Hallway

Having a UPVC double glazed window to the front aspect. Spacious hallway with stairs to the first floor landing. Radiator.

Lounge 17' 7" x 11' 5" (5.36m x 3.47m)

Having dual aspect UPVC double glazed windows to the front and rear allowing all that natural light to flood through. Feature fireplace comprising of a marble effect hearth and surround comprising of a pebble effect gas fire. Two radiators.

Kitchen/Diner 11' 0" x 13' 8" (3.35m x 4.17m)

Having a UPVC double glazed window to the rear aspect overlooking the garden. Comprising of a range of wall cupboard and base units with work surfaces over featuring a stainless steel sink and drainer with mixer taps over. Space for oven, fridge and space- plumbing for washing machine. Radiator. Having a wood effect door to the side aspect with access to the garden area and inner hallway with covered access to the outhouses and wc.

Pantry 6' 7" x 2' 5" (2.00m x 0.74m)

Having a UPVC obscured window to the side aspect. Lighting.

Outhouses

Outhouse one 2.14 x 1.68 Having a UPVC double glazed window to the rear aspect. Outhouse two 0.90 x 1.77 having a UPVC entrance door with access to the garden.

Bedroom One 11' 3" x 12' 7" (3.43m x 3.84m)

Having a UPVC double glazed window to the rear aspect. Radiator. Single fitted cupboard with hanging

space and storage over. Feature fireplace with tiled hearth and surround.

Bedroom Two 10' 2" x 11' 9" (3.09m x 3.57m)

Having a UPVC double glazed window to the rear aspect. Radiator single fitted cupboard with hanging space and storage over.

Bedroom Three 7' 2" x 8' 10" (2.19m x 2.68m)

Having a UPVC double glazed window to the front aspect overlooking the front garden. Fitted cupboard with hanging space and storage over. Radiator.

Family Bathroom 8' 10" x 5' 10" (2.68m x 1.79m)

Having a double glazed UPVC obscure window to the side aspect. Comprising of a three-piece suite featuring a panel bath with mixer tap over separate power shower over, countertop basin set on a vanity unit with storage underneath, low level WC with push flush. Chrome heated towel rail. Extractor fan. Recessed downlights. Vinyl flooring.

Externally

To the front of the property there is a lawned garden and a paved pathway leading to the front door.

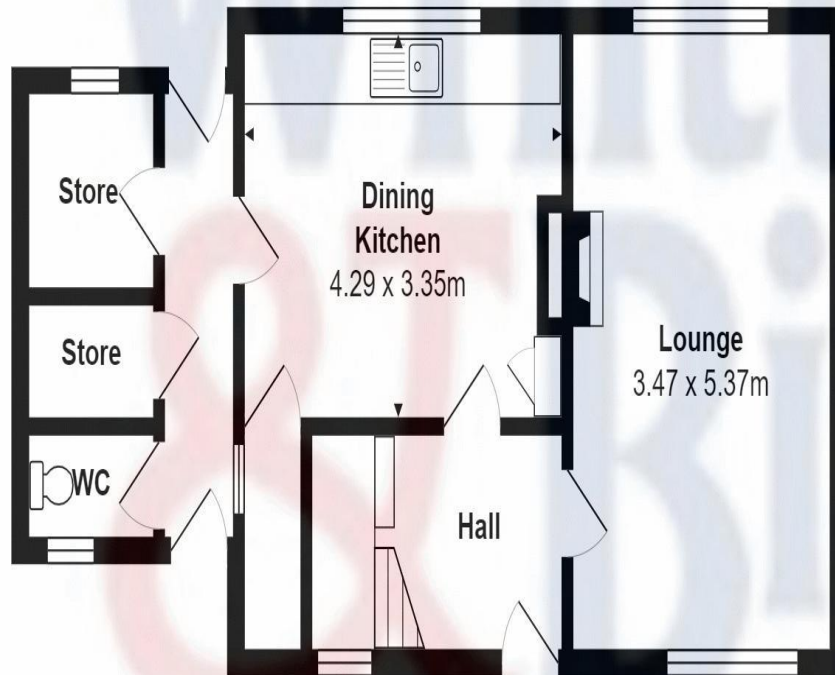
To the rear of the home there is a substantial lawned garden fully enclosed with paneled fences, to the side the garden continues which offers a good degree of privacy due to an assortment of mature bushes.



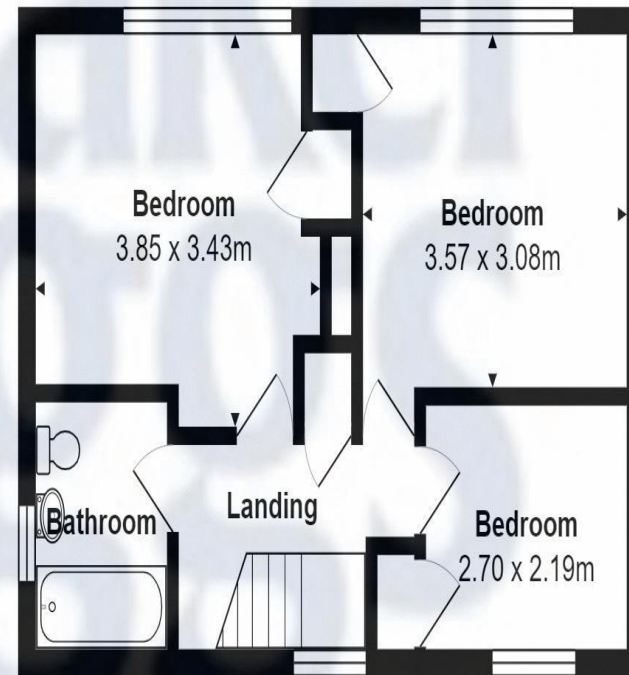


Total Area: 96.9 m²

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



Ground Floor



First Floor



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