



Woolston Avenue, Congleton, CW12 3DZ.  
£170,000

Whittaker Est. 1930  
& Biggs



## Woolston Avenue, Congleton, CW12 3DZ.

This mid terraced home offers spacious accommodation which includes three bedrooms and a modern first floor wet room. This family size home has a spacious open plan dining kitchen with additional benefit of an adjoining rear conservatory, providing additional and versatile accommodation. There is also a family size lounge with dual aspect windows to the front and rear.

As previously mentioned, there are three bedrooms to the first floor with two bedrooms having built in storage. The wet room has been refurbished with a modern suite.

Externally there is a driveway secured by double metal gates allowing ample off-road parking for vehicles. There is a fully enclosed rear garden of relatively low maintenance having attractive stocked borders to the side.

The property is well placed for Congleton town and local amenities, including Congleton Park and Biddulph Valley walkway which are both nearby. There are also local schools within the vicinity creating the ideal family home.

The property is well presented throughout and offers an ideal opportunity for those looking to moving into a property that offers lots of potential. Offered for sale with no upward chain.





### Entrance Hall

Having UPVC double glazed front entrance door. Stairs to first floor landing.

### Lounge 17' 5" x 10' 11" (5.31m x 3.34m)

Having dual aspect UPVC double glazed windows to the front and rear, radiator, wall light points, coving to ceiling. Stone brick built fireplace with matching media display unit having timber mantle over and shelving to fireplace with gas coal effect fire.

### Open Plan Dining Kitchen 17' 4" x 10' 1" (5.29m x 3.07m extending to 4.00 m.)

Dining area having a UPVC double glazed window to the front aspect, radiator, wall mounted cupboard housing gas meter. Opening into adjoining kitchen having wall mounted cupboard and base units with fitted work surface over incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine, gas cooker point, splashback tiling to wall, UPVC double glazed window to the rear aspect. Store cupboard with hanging rail. Double glazed door giving access to the Conservatory.

### Conservatory 8' 11" x 12' 0" (2.71m x 3.66m)

Having UPVC construction with polycarbonate roof having brick based UPVC double glazed windows to the rear and side aspect overlooking the garden and enjoying a good degree of privacy. Tiled floor, UPVC double glazed side entrance door allowing access into the gardens with full length glazed panel.

### First Floor Landing

Having a UPVC double glazed window to the rear aspect, radiator, Access to loft space.

### Bedroom One 11' 5" x 11' 4" (3.49m x 3.46m)

Having a UPVC double glazed window to the front aspect, radiator, coving to ceiling. Store cupboard

housing Worcester Bosch gas central heating boiler, also having fitted shelving.

### Bedroom Two 11' 0" x 9' 5" (3.36m x 2.86m plus doorway)

Having UPVC double glazed window to the front aspect, coving to ceiling, radiator.

### Bedroom Three 7' 7" x 8' 1" (2.32m x 2.46m)

Having a UPVC double glazed window to the rear aspect overlooking the gardens, radiator, coving to ceiling. Built in cupboard with hanging rail.

### Wet Room 5' 7" x 9' 11" (1.70m x 3.01m reducing 2.10m)

Modern wet room having soak away drain. Mira thermostatically controlled shower, low level WC, pedestal wash hand basin. Chrome towel radiator, fully tiled walls, 2 UPVC obscured double glazed windows to the rear aspect, extractor fan to ceiling.

### Externally

The property is approached from the roadside via double gated access onto the driveway whilst also providing off-road parking.

### Rear Garden

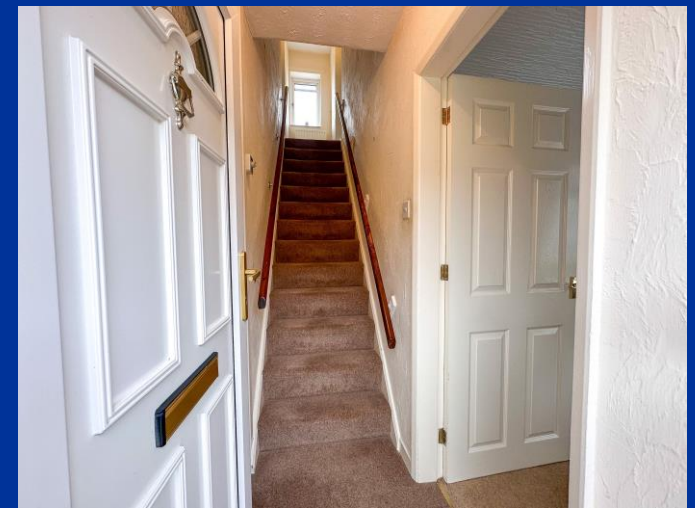
The rear garden is fully enclosed and enjoys a good degree of privacy as well as the late evening sun. The garden is laid to paving with an adjoining feature border which is well stocked with an assortment of seasonal plants.

Note:

Council Tax Band: A

EPC Rating: TBC

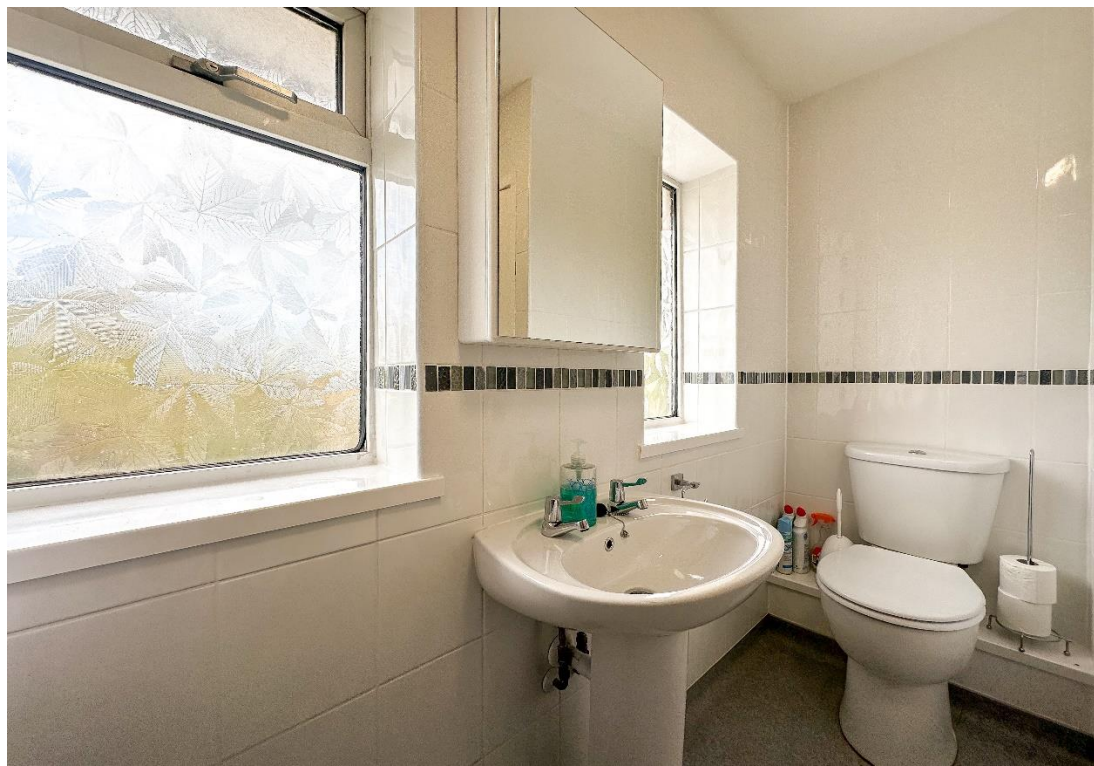
Tenure: believed to be freehold













FLOOR PLAN TO BE INSERTED HERE





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