



Bromley Road, Congleton, CW12 1PT.  
£195,000

Whittaker  
& Biggs

Est. 1930



## Bromley Road, Congleton, CW12 1PT.

Situated within a convenient and popular location this two double bedroom semi-detached home offers well-proportioned accommodation throughout.

The property benefits from a private gated driveway with ample off-road parking and a detached single garage. There is lawned garden at the front of the home with a mature hedge offering a good degree of privacy. Internally the property comprises of a good size lounge with a feature electric fire, perfect for those cooler nights. The open plan dining kitchen is equipped with modern fitted units, integral appliances and solid wood worktops incorporating a breakfast bar in addition to the defined dining area.

To the first floor these are two double bedrooms with the master bedroom benefiting from sliding mirrored wardrobes and dressing table. The family bathroom has a modern white suite with bath and separate rainfall shower attachment.

Externally the gardens are fully enclosed and offer privacy with mature hedged borders and an apple tree, there is a lawned garden and spacious patio area ideal for entertaining. The current occupants have also created another reception room outside with the added benefit of a summerhouse, being fully insulated with power and electric, this is useful space and could be utilised for an array of uses, home office/craft room or home gym.

Conveniently situated within easy access of the town centre and its facilities, Congleton railway station and only a stone's throw from the convenience store, there are also plenty of choices for countryside walks with Biddulph Valley Way, Macclesfield Canal and Bosley cloud all within in close proximity.





### Entrance

Having a UPVC front entrance door with access into the entrance hallway access to the stairs and the ground floor accommodation.

### Lounge 11' 11" x 14' 8" (3.62m x 4.48m)

Having a UPVC double glazed window to the front aspect. Having an electric feature fireplace with space for media unit. Wood effect laminate flooring. Radiator. Access into the open plan dining kitchen through double wooden doors.

### Kitchen 9' 1" x 17' 10" (2.77m x 5.43m)

Having a UPVC double glazed window to the rear aspect and UPVC double glazed door with access to the patio and garden area. Comprising of a range of cream shaker style wall cupboard and base units with solid work surfaces over incorporating a stainless steel one and a half bowl sink and drainer with mixer tap over, tile splashback. Space for fridge freezer, integrated oven with induction hob, wine cooler, integrated washing machine. Handy under stairs storage cupboard with shelving. Recessed downlights. Ladder style radiator, tile flooring.

### First Floor Landing

Having a UPVC double glazed window to the side aspect. Access to the loft.

### Bedroom One 8' 10" x 15' 1" (2.68m x 4.59m)

Having two UPVC double glazed windows to the front aspect. Having bespoke fitted sliding wardrobes. Defined dressing area with table and seating. Radiator.

### Bedroom Two 11' 0" x 11' 1" (3.35m x 3.37m)

Having a UPVC double glazed window to the rear aspect overlooking the garden. Feature wall panelling to wall. Radiator.

### Family Bathroom 7' 9" x 6' 4" (2.37m x 1.92m)

Having a UPVC obscure window to the right aspect. Comprising of a modern white three-piece suite featuring a panel bath with separate rainfall showerhead over, pedestal wash hand basin with chrome mixer up over, low-level WC with push flush. Chrome heated towel rail. Fully tiled walls and floor. Recess spotlights. Extractor fan.

### Summer House 7' 8" x 12' 5" (2.34m x 3.79m)

Being fully insulated with power and electric.

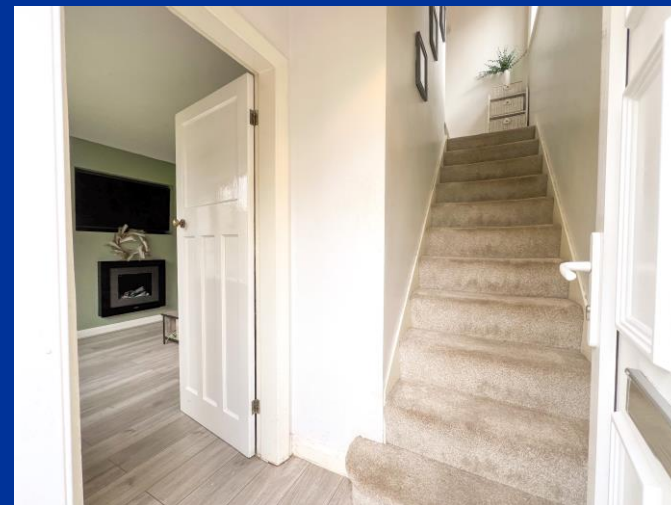
### Garage 16' 4" x 7' 11" (4.99m x 2.41m)

Note:

Council Tax Band: B

EPC Rating: C

Tenure: believed to be Freehold



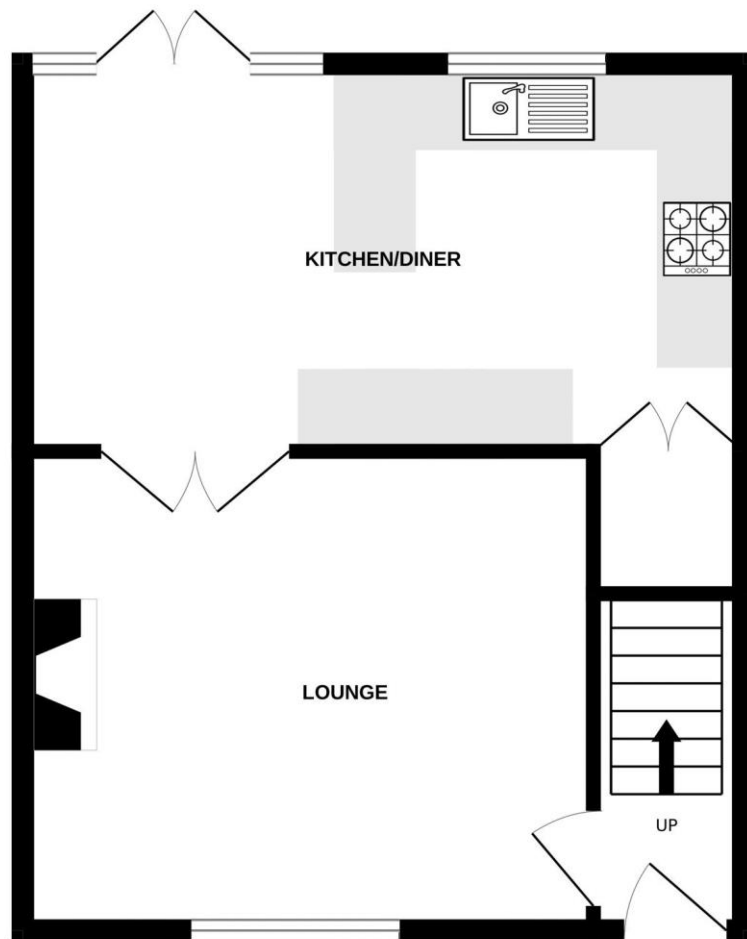




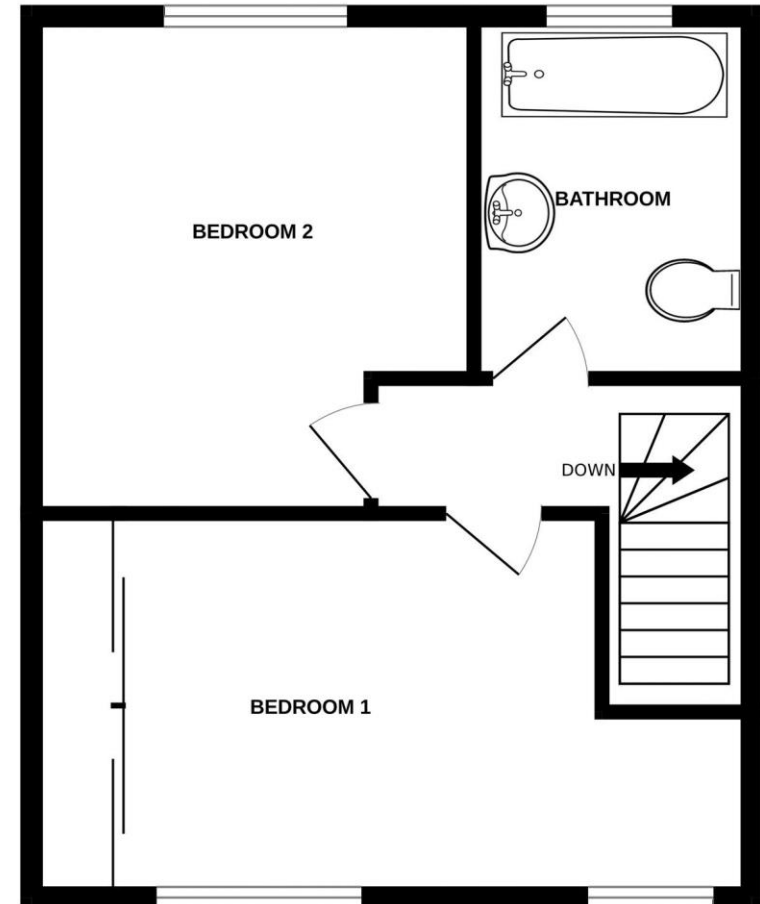




GROUND FLOOR



1ST FLOOR







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