



Dale Crescent, Congleton, CW12 3EP.
£195,000

Est. 1930
**Whittaker
& Biggs**

Dale Crescent, Congleton, CW12 3EP .

This three bedroom mid terrace home offers extremely spacious accommodation, including two reception rooms.

This family home is set off from the roadside with an upgraded frontage providing off-road parking secured by metal gates.

Although in need of modernisation the property has lots of potential in particular with the kitchen and adjoining dining room.

The kitchen has a range of units and there's also a separate utility room.

To the first floor, there are three good size bedrooms, shower room and separate WC.

The lounge is of a particularly good size and has direct access onto the generous size rear gardens.

The property also benefits from a separate garage at the rear.

This affordable home is well placed for Congleton town and its amenities as well as local schools, nearby Congleton Park and Biddulph Valley walkway.

Offered for sale with no upward chain.



Entrance Porch

With UPVC front entrance door.

Entrance Hall

Having stairs to first floor, built-in store cupboard, and a radiator.

Lounge 17' 5" x 10' 11" (5.30m x 3.32m)

Having feature fireplace with ornate timber surround & gas coal effect fire via set upon a marble effect hearth with matching inset. Radiators, UPVC double glazed window to the front aspect and UPVC double glaze rear entrance door with obscured decorative glaze panel to the rear gardens.

Kitchen 17' 5" x 6' 6" (5.30m x 1.99m) to 1.54m

Having a range of wall mounted cupboard and base units with fitted worksurface over incorporating a one and a half bowl single drainer sink unit with mixer tap, four ring gas hob with chimney style stainless steel extractor fan. Electric combination oven and grill. Radiator, UPVC double glazed window to the front aspect.

Dining Room 7' 10" x 10' 3" (2.38m x 3.12m)

Having UPVC double glazed window to the rear aspect, radiator, wood effect vinyl flooring, coving to ceiling.

Utility room 5' 3" x 4' 9" (1.60m x 1.46m)

Having plumbing for washing machine, UPVC double glazed window to rear aspect and rear entrance door and a radiator.

First Floor Landing

First floor landing having access to loft space radiator, UPVC double glazed window to the rear aspect.

Bedroom 1 11' 0" x 9' 4" (3.35m x 2.85m)

Having UPVC double glazed window to the front aspect and a radiator.

Bedroom 2 10' 1" x 11' 5" (3.07m x 3.49m)

Having twin UPVC double glazed windows to the front aspect. Radiator, fitted wardrobes with matching bedside tables and drawers. Dressing area having built-in cupboard/wardrobe and vanity table.

Bedroom 3 8' 0" x 7' 9" (2.44m x 2.35m)

Having UPVC double glaze window to the rear aspect, radiator, built-in wardrobe store.

Seperate WC

With obscured window to the rear respect and tiled walls.

Shower Room 7' 1" x 4' 8" (2.15m x 1.42m) by 1.69m

Having a walk in Jacuzzi style enclosed shower with watertight door and shower over, pedestal wash hand basin. Radiator, UPVC double glazed obscured window to the rear aspect, fully tiled walls.

Driveway

There is a front driveway providing off-road parking secured by metal gates.

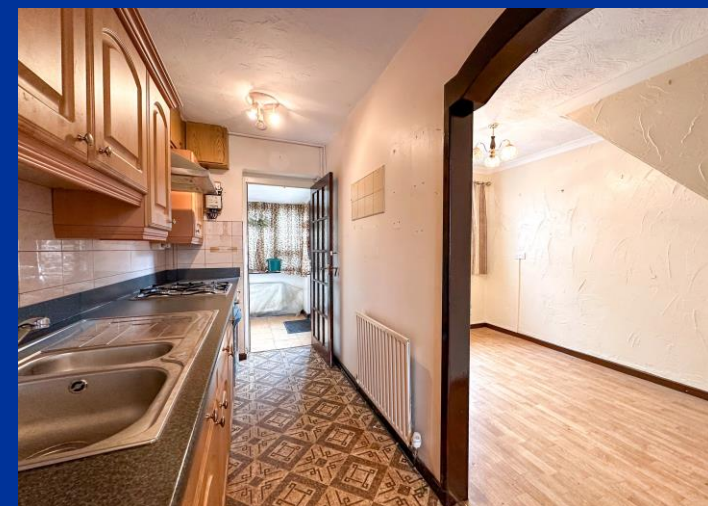
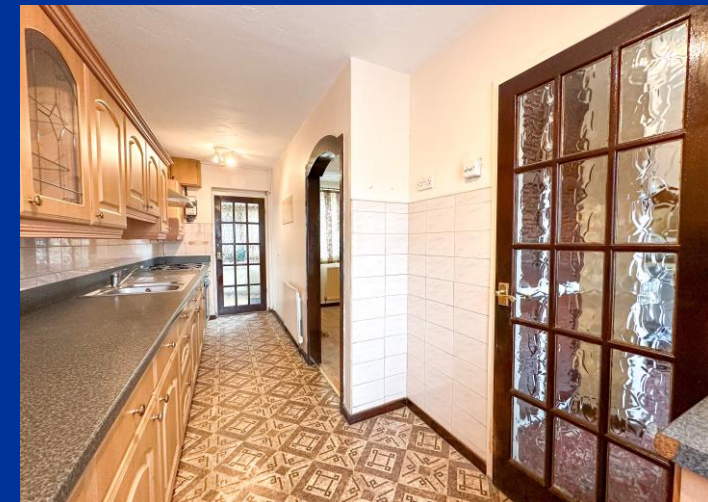
Rear Garden

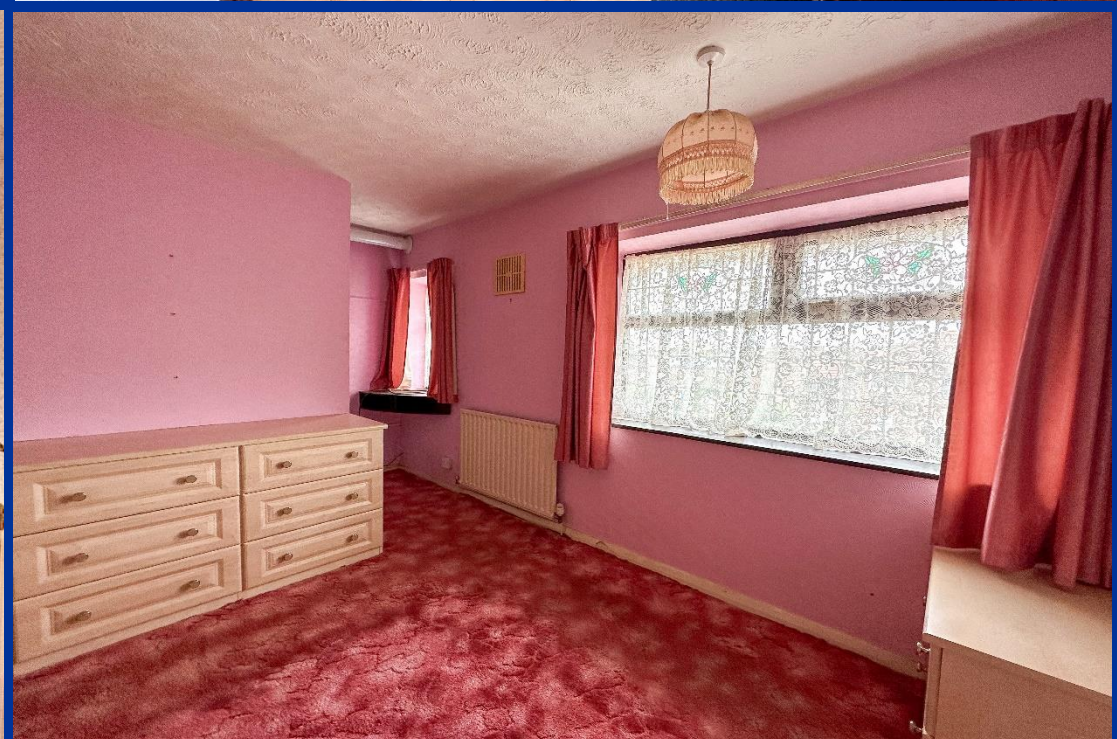
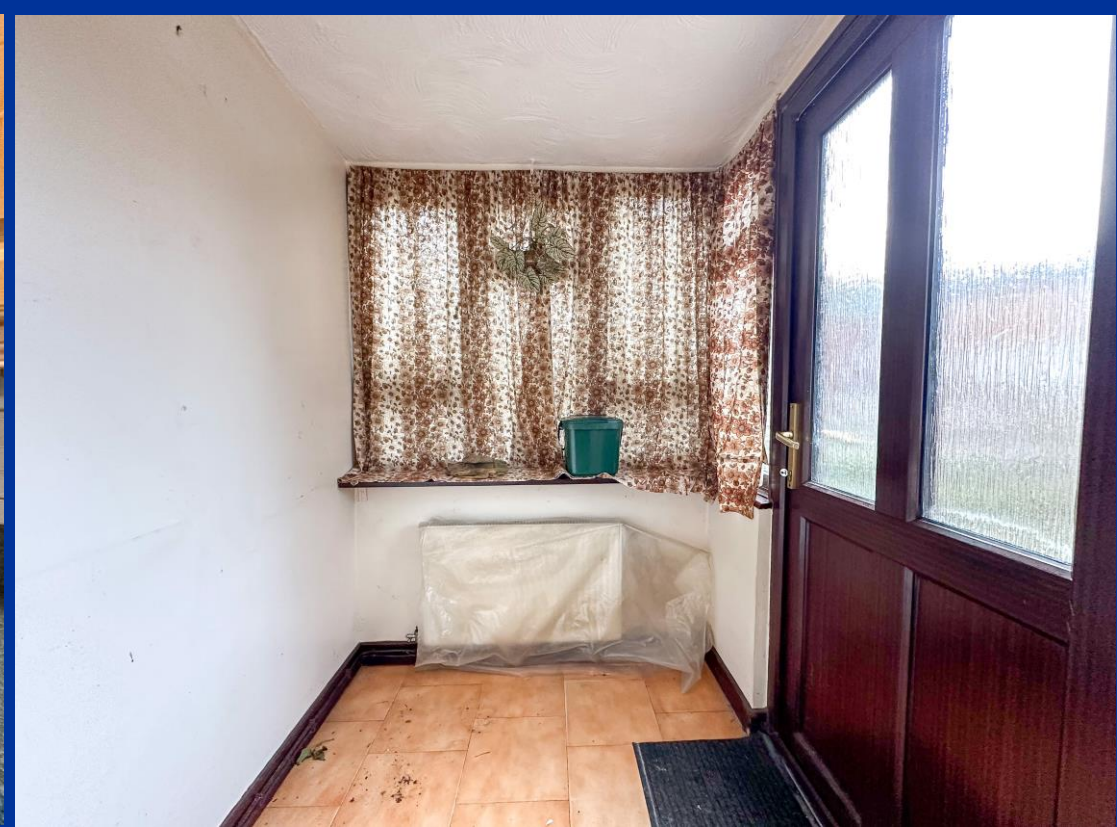
The garden is fully enclosed offering a good degree of privacy with hedged boundaries to the perimeter.

Council Tax Band: A

EPC Rating :

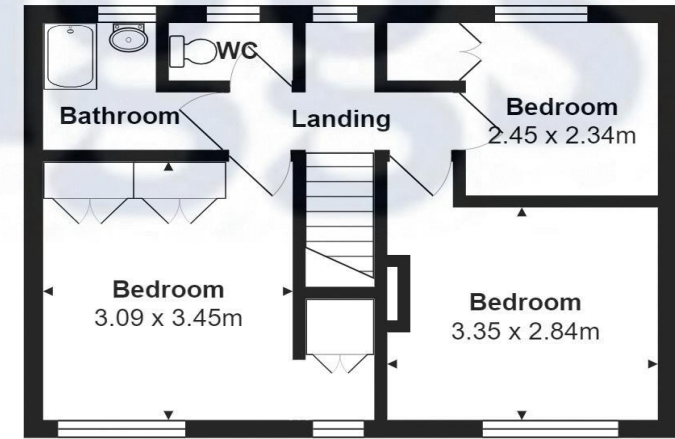
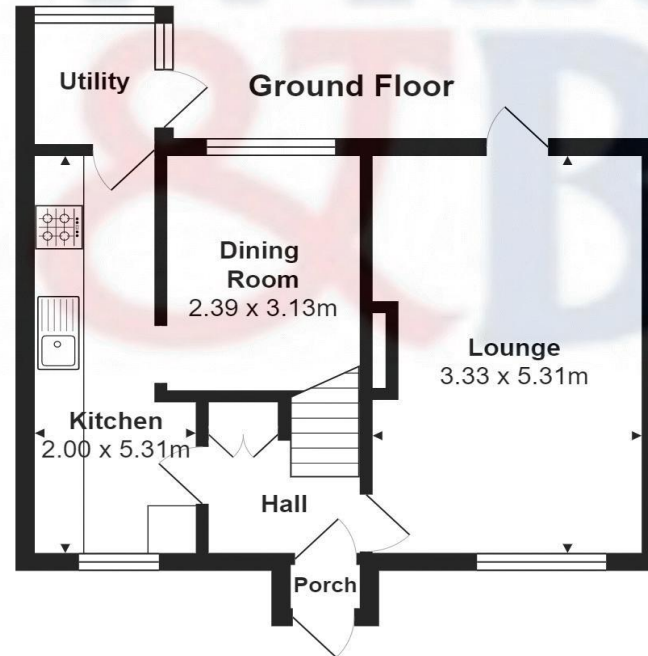
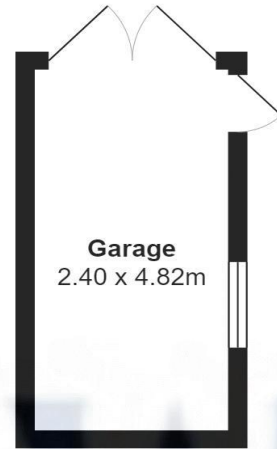
Tenure: Believed to be Freehold.











Total Area: 95.1 m²

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



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