



Bankhouse Drive, Congleton, CW12 2BL.  
£275,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



# Bankhouse Drive, Congleton, CW12 2BL.

This extended semi detached home offers versatile accommodation with four bedrooms, spacious lounge and open plan extended living kitchen. This family sized home has stylish accommodation throughout, including a ground floor bedroom which offers alternative use as an office or family room.

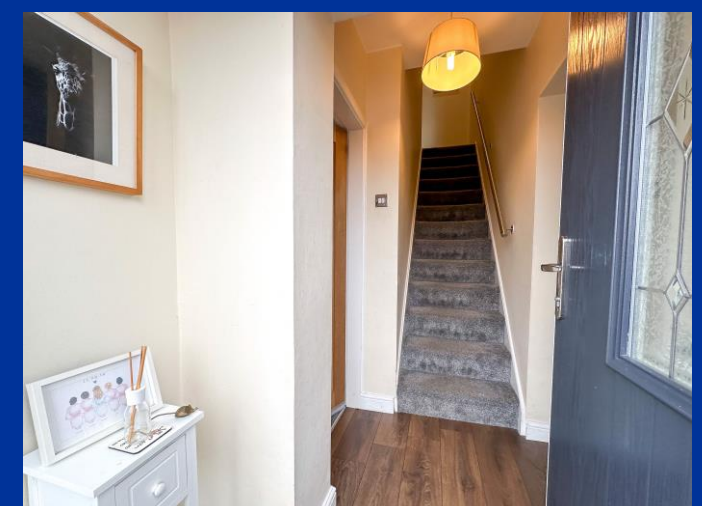
Upon entering the property via the modern style entrance hall with its composite on trend entrance door gaining access through to the lounge with its bayfront window and multifuel stove which is a welcoming addition during the colder months. The property is also heated via a combination gas boiler with Hive heating controls.

The extended kitchen creates an instant impact due to its sizable, combined living and dining areas, perfect for family living. The adjoining open plan conservatory also creates a universal living area. There are also patio doors giving immediate access to the rear garden which has been professionally landscaped with an extensive paved patio, elevated lawn garden and adjoining low maintenance raised timber deck patio, all of which are of a particularly good size, whilst adopting a modern style.

To the first floor there are three good size bedrooms including a spacious master bedroom with a modern ensuite shower room. In addition, there is a modern style family bathroom.

Externally the property offers plentiful off-road parking, courtesy of the extensive block paved driveway, including space for a caravan/motorhome.

The property is well located for local amenities, canal-side walks, Congleton Park as well as local primary and secondary schools. There is also direct Road links to neighbouring towns, Macclesfield and Leek with rail travel available via Congleton station, being approximately 3 miles away.





### Entrance Hall

Having a composite modern front entrance door with obscured double-glazed panel and matching full length side panel. Laminate flooring, built-in shelving.

### Ground Floor Bedroom/Study 11' 9" x 6' 2" (3.57m x 1.87m)

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

### Lounge 15' 10" x 12' 5" (4.82m into bay x 3.78m)

Having a UPVC double glazed walk-in bay window to the front aspect, radiator. Feature fireplace with exposed timber mantle and recess housing a cast-iron multi fuel stove set upon a black granite hearth. Hive heating controls.

Vestibule having under stairs store cupboard.

### Open Plan Living Kitchen 22' 10" x 16' 5" (6.97m x 5m into conservatory)

### Kitchen 22' 10" x 7' 9" (6.97m x 2.35m extending to 3.73 into dining area.)

Having a range of white gloss wall mounted cupboard and base units with marble effect worksurface over incorporating a white ceramic one and a half bowl sink unit with Flexi hose mixer tap over. Range of integral appliances including a four-ring gas hob with chimney style stainless steel extractor fan over, separate combination electric oven and grill, dishwasher. Plumbing for washing machine, space for an American style fridge freezer. Recess LED lighting to ceiling, glazed display cupboards and pelmet lighting to kick backs. Continuous oak effect laminate flooring, wall mounted Worcester Bosch gas central heating boiler operated via Hive heating control.

### Defined Dining Area

Having a UPVC double glazed door with full length glazed panel and matching side panel giving access to the rear gardens. Radiator.

### Conservatory 8' 6" x 11' 7" (2.60m x 3.52m)

Of UPVC construction with polycarbonate roof and UPVC double glazed windows to the rear and side, dwarf brick base. Radiator.

### First Floor Landing

Having recess LED lighting and loft access.

### Bedroom One 11' 1" x 13' 8" (3.38m x 4.17m reducing to 3.77m)

Having a UPVC double glazed window to the front aspect, radiator. Door to ensuite shower room

### En-suite 6' 1" x 6' 4" (1.85m x 1.93m)

Having an enclosed corner shower cubicle with an electric Triton shower in fully tiled area. Wall Mounted modern wash hand basin with pull out vanity storage drawers, WC with concealed system. Radiator, double glazed window to front aspect, grey wood laminate flooring.

### Bedroom Two 14' 6" x 6' 1" (4.42m x 1.86m)

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

### Bedroom Three 9' 2" x 9' 11" (2.79m x 3.03m)

Having a UPVC double glazed window to the rear aspect, radiator. Storage wardrobe with fitted shelving and hanging rail.

### Family Bathroom 6' 11" x 6' 0" (2.12m x 1.83m)

Having a modern suite with shower bath having a fixed glazed shower screen over bath rainfall effect shower. Water fall central mixer tap, WC, wall mounted wash hand basin with vanity storage and pull out drawers. Fully tiled walls and floor, chrome heated towel radiator. Extractor fan to ceiling, UPVC glazed obscured window to the rear aspect.

Note:

Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold











FLOORPLAN TO BE INSERTED HERE





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