



Sussex Place, Congleton, CW12 1PD.
£230,000

Whittaker
& Biggs

Est. 1930

Sussex Place, Congleton, CW12 1PD.

A semi-detached dormer style property with versatile accommodation over two floors, including two ground floor bedrooms and first floor loft rooms. This spacious home is well placed for local high school Eaton bank as well as Congleton Park and the River Dane.

The property would suit a variety of purchases including families and those looking for a future proof bungalow that has split level accommodation. The loft rooms have a staircase from the hallway giving access to the two loft rooms plus separate w.c. There are two bedrooms to the ground floor and there is also a spacious lounge and a modern style wet room plus a rear conservatory.

The property is in need of some cosmetic updating but offers lots of potential depending on the purchaser's requirements.

Externally the property has well balanced front and rear gardens with a parking to the side giving access to the detached garage. The rear gardens are delightful and come into full bloom during the summer months having stocked borders and floral plants.

Occupying a cul-de-sac position this is a fantastic opportunity for those looking for a property with flexible accommodation and is available to purchase with no upward chain.



Entrance Porch

Of UPVC construction having a window to the front and side with UPVC double glazed side entrance door with half glazed panel. Tiled floor allowing access through into the hallway.

Entrance Hall

Having tiled effect flooring. Built in store cupboard having hanging rail and storage above.

Lounge 16' 6" x 11' 10" (5.03m x 3.60m)

Having a UPVC double glazed window to the front aspect, radiator, coving to ceiling. Feature fireplace having timber surround with marble effect inset with electric fire.

Kitchen 12' 0" x 7' 5" (3.66m x 2.27m)

Having a range of wall mounted cupboard and base units with wood effect worksurface over incorporating a composite single drainer sink unit with chrome effect mixer tap over. Plumbing for washing machine, gas cooker point, space for fridge freezer. Tiled floor, radiator, UPVC double glazed window and side entrance door. Cupboard housing Ideal gas fired central heating boiler.

Ground Floor Bedroom 11' 7" x 9' 11" (3.52m x 3.03m)

Having a UPVC double glazed window to the aspect overlooking the gardens. Radiator, coving to ceiling.

Ground Floor Bedroom Two/Dining Room 9' 4" x 7' 0" (2.84m x 2.14m)

Having radiator, laminate flooring, coving and recess lighting to ceiling.

Conservatory 9' 5" x 7' 3" (2.88m x 2.20m)

Of UPVC construction with full length UPVC floor-to-ceiling windows overlooking the rear gardens, tiled floor, sliding UPVC door into dining room

Inner Hallway

Having storage to under the stairs, radiator, laminate flooring, store cupboard with fitted shelving. Stairs off to first floor landing.

Wet Room 7' 3" x 5' 5" (2.22m x 1.65m)

Having an electric shower with soak away floor, radiator, WC, part tiled walls, UPVC double glazed obscured window to the side aspect, extractor fan. Wall mounted wash hand basin, low-level WC.

First Floor Landing

Having a double glazed window to the rear aspect, storage to eaves.

Cloakroom

Having a low level WC and wall mounted wash hand basin with chrome fitment, splashback tiling. Extractor fan.

Loft Room 9' 11" x 14' 10" (3.01m x 4.51m into wardrobe)

Having fitted wardrobes to the side wall with sliding mirror wardrobe doors. Radiator, UPVC double glazed window to the side aspect with secondary glaze unit, part panelled wall with lighting and inset display shelving.

Loft Room Two 10' 7" x 6' 10" (3.22m x 2.09m to wall measurement)

Having an airing cupboard housing hot water cylinder with shelving over. Fitted desk with drawers and worksurface. Velux skylight to ceiling, recessed lighting.

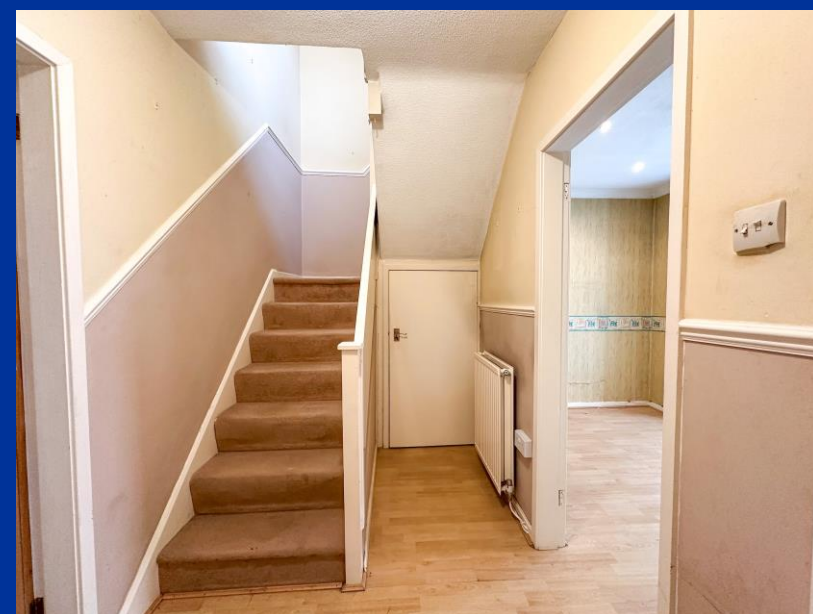
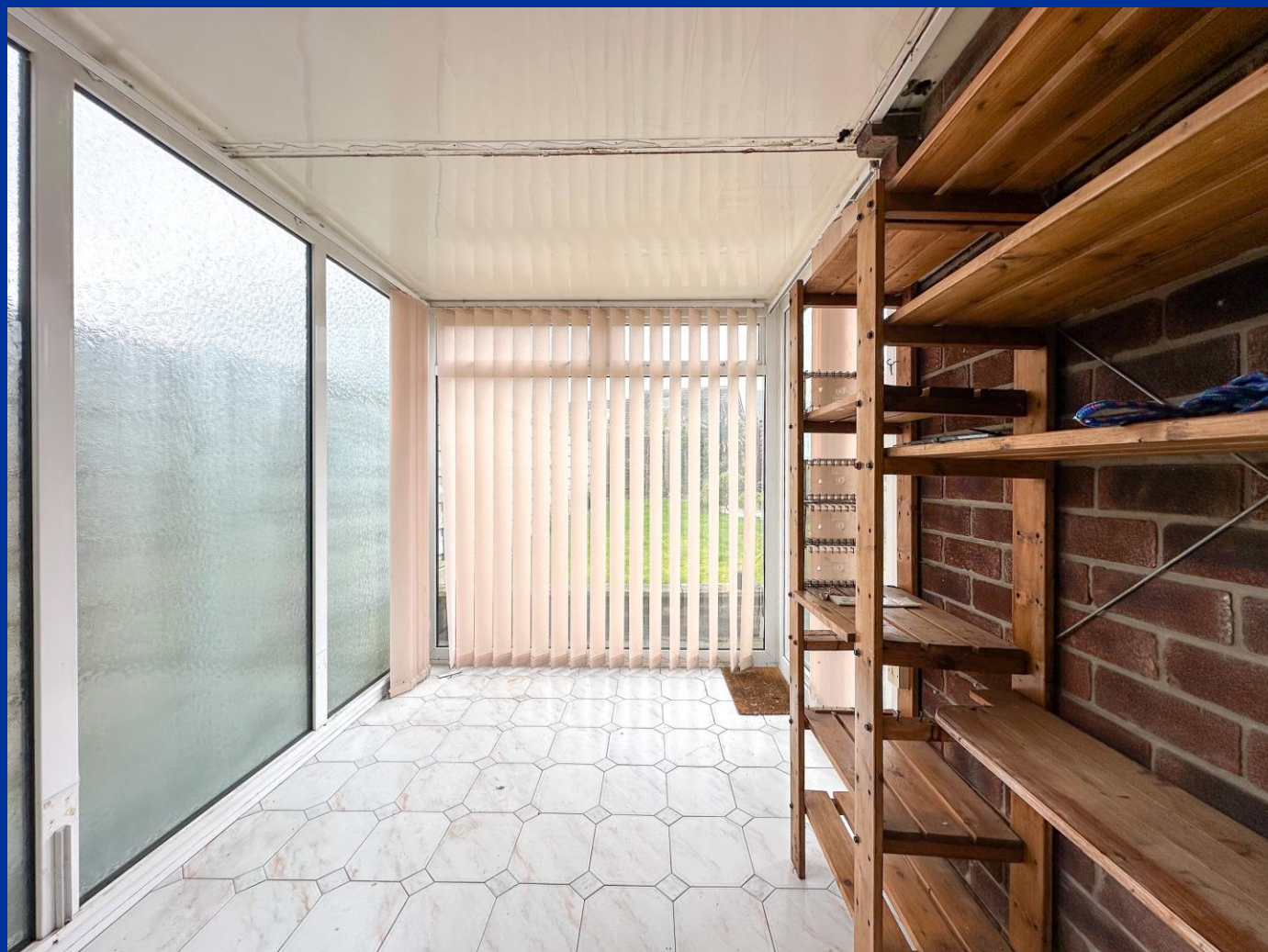
Note:

Council Tax Band: C

EPC Rating: E

Tenure: believed to be Freehold









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