



Buxton Road, Congleton, CW12 2DY.  
£254,995

Whittaker  
& Biggs

Est. 1930



## Buxton Road, Congleton, CW12 2DY.

Located within a non-estate position this two-bedroom semi-detached bungalow boasts an incredible sized rear lawned garden, offering a fantastic degree of privacy for the prospective new purchases.

The property offers well-proportioned accommodation throughout benefiting from a spacious lounge, a modern fitted kitchen with access to the conservatory where you can relax and unwind whilst looking out onto the superb size gardens.

There are two good size bedrooms and a separate shower room. The side entrance hallway allows all the natural light to flow through and gives access to the accommodation.

Externally the property has a good size frontage and additional extended side driveway, providing parking for multiple vehicles plus a caravan/ motorhome if desired.

There is a separate detached garage to complete this semi-detached bungalow.

The gardens are mainly laid to lawn and are equipped with an array of well stocked shrubs, mature trees and bushes

On your doorstep is plentiful countryside walks with Macclesfield Canal, Biddulph Valley way and Bosley cloud within short proximity.





There are local amenities within walking distance whilst Congleton town centre benefits from its wide range of shopping facilities and restaurants to suit everybody's taste buds.

We feel a viewing is highly recommended to fully appreciate the wonderful location and plot size.

#### **Entrance Hall**

Having a modern composite front entrance door with obscure glazed panel and matching side panel. Radiator, partially tiled floor.

#### **Lounge 16' 9" x 12' 4" (5.11m x 3.75m)**

Having a UPVC double glazed window to the front aspect, radiator. Feature fireplace having an inset gas mock wood burning effect fire set upon a slate effect tiled hearth. Wall light points.

#### **Kitchen 9' 5" x 8' 7" (2.87m x 2.62m)**

Having a range of shaker style wall mounted cupboard and base units with fitted work surface over incorporating a single drainer stainless steel sink unit with mixer tap over. Space for electric cooker, plumbing for washing machine. Chimney style extractor fan, splashback tiling to walls, radiator. Tiled floor, internal window and door giving access through to the conservatory.

#### **Conservatory 9' 7" x 9' 8" (2.93m x 2.95m)**

Of UPVC construction having full length glazed panels overlooking the rear garden. Grey wood wash effect laminate flooring, radiator, UPVC side entrance door to the gardens.

#### **Bedroom One 12' 4" x 12' 4" (3.76m x 3.77m)**

Having a UPVC double glazed window to the rear aspect overlooking the rear gardens, radiator, built-in wardrobes and storage.

#### **Bedroom Two 9' 5" x 8' 8" (2.87m x 2.63m)**

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

#### **Family Shower Room**

Having an enclosed shower cubicle with thermostatically controlled shower with stop start controls. WC, pedestal wash hand basin, chrome heated towel radiator, UPVC double glazed obscured window to the side aspect, fully tiled walls.

#### **Externally**

The property is partially concealed from the roadside with mutual hedging having a side driveway providing off-road parking and also leading to the detached garage. Front garden laid to lawn. Side access to the rear garden and bungalow. Fantastic sized rear garden laid to lawn with adjoining patio. Having range of feature stocked borders and establish shrubs and hedging providing a good degree of privacy.

Note:

Council Tax Band: C

EPC Rating: D

Tenure: believed to be

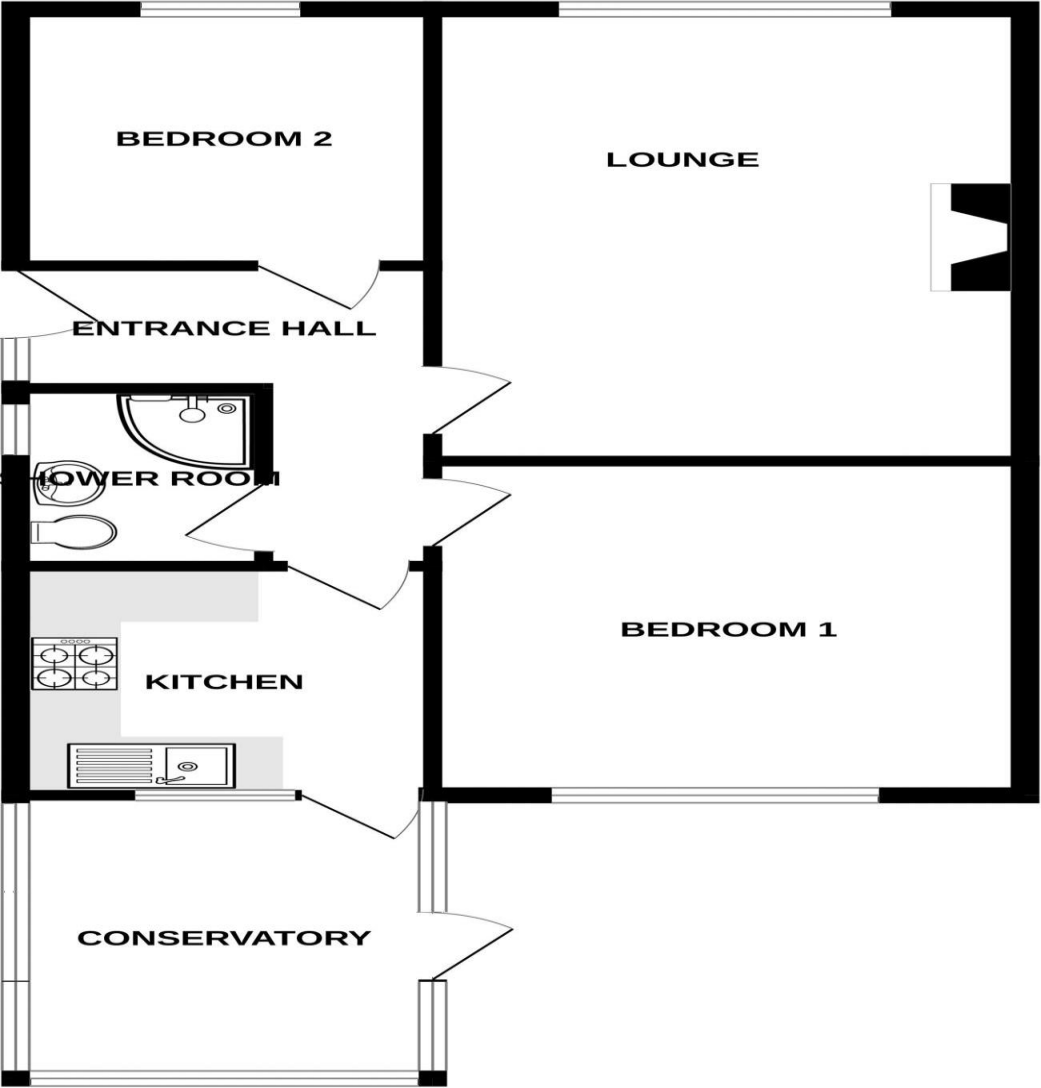




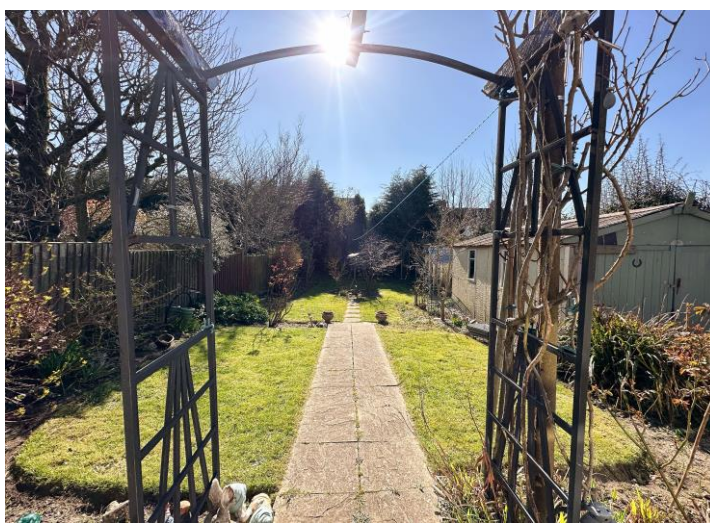




GROUND FLOOR







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