



Atkin Close, Congleton, CW12 4WJ.
Offers in the Region of £395,000

Whittaker
& Biggs Est. 1930

Atkin Close, Congleton, CW12 4WJ.

Situated within a peaceful and highly sought after residential development we are pleased to present to the market this four/ five-bedroom link detached home, positioned on a superb size plot with an extended and lengthy driveway providing parking for several vehicle whilst internally offering spacious and well-presented accommodation.

West Heath is a popular district due to its array of shopping facilities, local schools and handy transport links to the A34 and the M6 motorway.

You are firstly welcomed into a good size entrance hall with access to the downstairs cloakroom, the lounge is a superb size with this continuing into the defined formal dining area, there is separate conservatory with delightful views of the surrounding gardens. The kitchen is furnished with modern units whilst giving access to the rear carport, separate garage and gardens.

The light and airy first floor landing benefits from a useful storage cupboard and permits access to the bedrooms, there are four/ five bedrooms whilst the fifth bedroom could be used as a study/ office if desired. The master bedroom benefits from an en-suite shower room, with the family bathroom serving the remaining bedrooms.

As previously mentioned, there is a fantastic frontage to the property with a lengthy lawned garden, superb driveway providing parking for several vehicles, the carport offers private gates giving you that extra security whilst beyond the gates is a separate garage.

The rear gardens are immaculately kept, stocked with an array of mature plants and shrubs in addition to the patio area, ideal for summer dining during those warmer months. The gardens are fully enclosed with secure fencing.



Congleton town centre is a bustling market town offering a mix of restaurants, eateries and individual coffee shops to suit a wide variety of taste buds. There is plentiful countryside walk on your doorstep with Astbury Mere Country Park within walking distance from the property.

Entrance Hallway

Having a front composite door with access into the entrance hallway. Having a UPVC double glazed window to the side aspect. Having a handy under stairs storage cupboard.

Downstairs Cloakroom 6' 4" x 3' 3" (1.94m x 0.99m)

Having a UPVC obscured window to the front aspect. Comprising of a two piece suite featuring a low-level WC with push flush, pedestal wash hand basin with chrome mixer taps, radiator, wood effect tile flooring.

Lounge Area 17' 8" x 13' 2" (5.38m x 4.02m)

Having a UPVC double glazed walk-in bay window with views of the front garden. Double radiator and one single radiator. Coving to ceiling. Access into the -

Dining Area 11' 7" x 9' 4" (3.52m x 2.84m)

Having UPVC double glazed sliding patio doors with access into the conservatory. Radiator. Coving to ceiling.

Conservatory 12' 5" x 10' 2" (3.78m x 3.1m)

Having a half brick wall. Having UPVC double glazed windows to the side and rear aspects with double glazed UPVC French doors out onto the patio area. Full glass roof with recessed spotlights. Tiled flooring, power and electric.

Kitchen 12' 3" x 10' 3" (3.73m x 3.12m)

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Side entrance door with access to the garage and patio area. Having a range of wall cupboard and base units with work surfaces over

incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over, integrated double oven/separate fridge and freezer, gas hob with extractor hood over, space and plumbing for washing machine and dishwasher. Partially tiled walls. Tiled floors. Radiator.

First Floor Landing

Having access to the bedrooms and the family bathroom. Radiator. Access to the loft. Airing cupboard with shelving.

Master Bedroom 15' 7" x 13' 4" (4.76m x 4.07m)

Having a UPVC double glazed window to the front aspect. Radiator. Access to the en suite -

En Suite 7' 4" x 5' 2" (2.24m x 1.58m)

Having a UPVC double glazed obscured window to the side aspect. Comprising of a three-piece suite featuring a double width shower cubicle with power shower over, pedestal wash hand basin with chrome mixer taps, low-level WC with push flush. Chrome heated towel rail. Extractor fan. Vinyl flooring. Partially tiled walls.

Bedroom Two 13' 10" x 12' 8" (4.21m x 3.85m)

Having a UPVC double glazed window to the front aspect and one to the rear. Radiator. Access to the loft.

Bedroom Three 13' 0" x 7' 4" (3.95m x 2.24m)

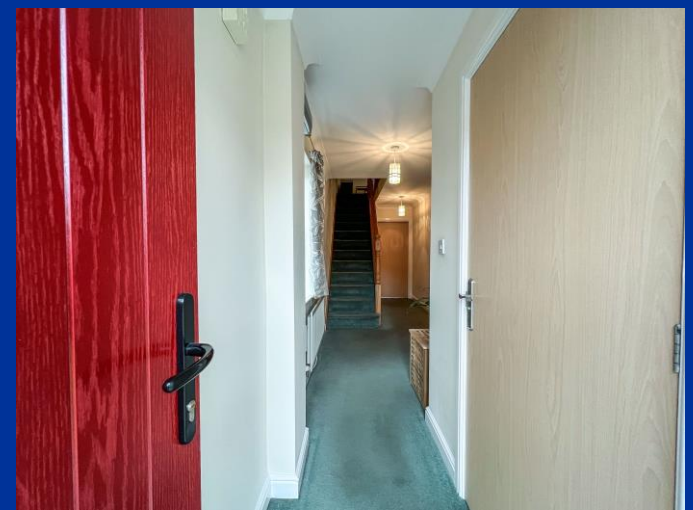
Having a UPVC double glazed window to the rear aspect. Radiator.

Bedroom Four 8' 6" x 6' 8" (2.58m x 2.02m)

Having a UPVC double glazed window to the rear aspect. Radiator.

Bedroom Five 8' 9" x 6' 4" (2.67m x 1.94m)

Having a UPVC double glazed window to the front aspect. Radiator.



Family Bathroom 8' 4" x 5' 7" (2.54m x 1.69m)

Having a UPVC double glazed obscured window to the rear aspect. Comprising of a three-piece suite featuring a panel bath with chrome mixer taps over, Roca low-level WC with push flush, pedestal wash hand basin with chrome mixer taps over. Chrome heated towel rail. Partially tiled walls. Vinyl flooring.

Garage 16' 4" x 8' 4" (4.98m x 2.53m)

Having power and lighting. Up and over door.

Note:

Council Tax Band: E

EPC Rating: C

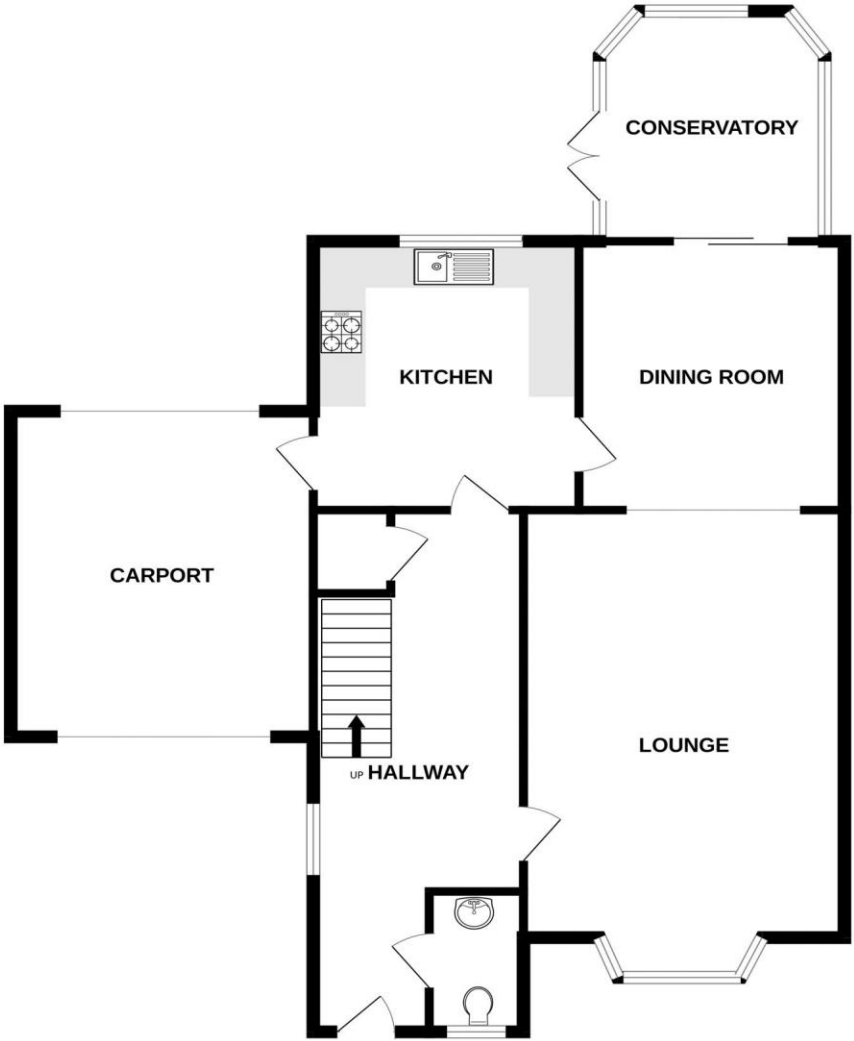
Tenure: believed to be Leasehold







GROUND FLOOR



1ST FLOOR





IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

16 High Street
 Congleton
 Cheshire
 CW12 1BD
 T: 01260 273241
 E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
 & Biggs**