



St. James Avenue, Congleton, CW12 4DY.
£299,950

Whittaker
& Biggs

Est. 1930

St. James Avenue, Congleton, CW12 4DY.

We are delighted to introduce to the market this immaculate and stylishly presented three-bedroom semi-detached home, completed to a high specification throughout and ready and waiting for the lucky new prospective purchasers to move in to.

Situated within a peaceful and popular residential area with Congleton town centre in close proximity, whilst the picturesque Astbury Mere Country Park is within comfortable walking distance.

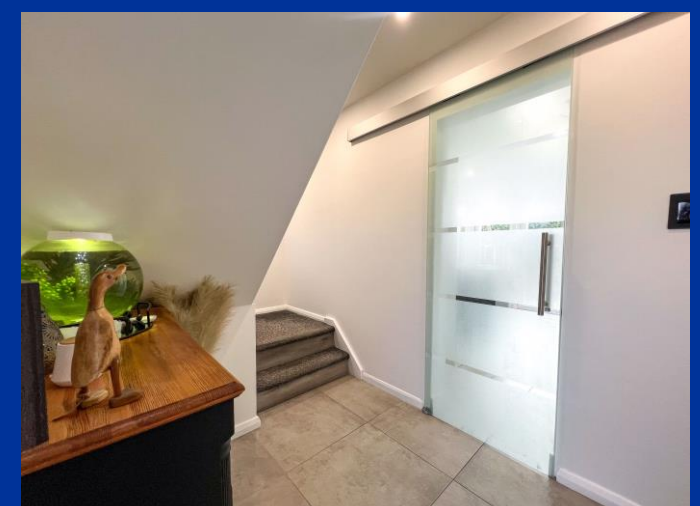
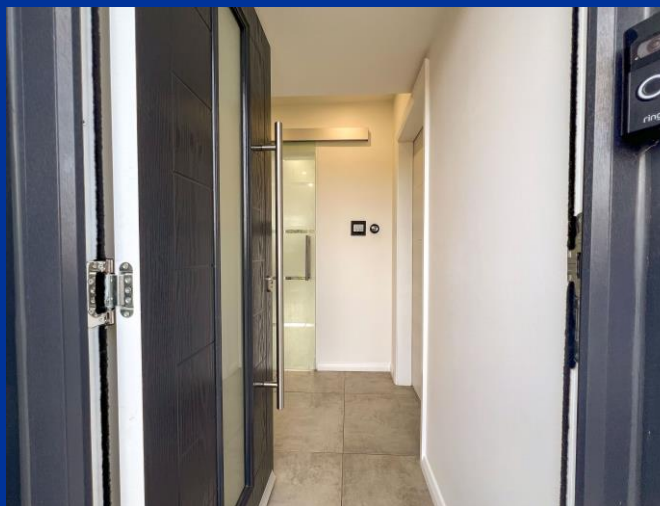
You are firstly welcomed into a light and airy entrance hall providing access to the ground floor accommodation and ultra-modern glass balustrade staircase to the first floor.

The spacious lounge offers dual aspect windows with patio doors onto the external decking area. There is a superb size media wall unit with a glass encased electric fire which is a certainly a prominent feature and a perfect accompaniment to this room.

Leading off from the entrance hall is the open plan kitchen/ dining room benefiting from high specification integrated appliances and on -trend gloss units, quality quartz worktops and an additional central breakfast island offering a wealth of space to relax, unwind and entertain with family and friends.

For your convenience there is a separate and handy utility area plus a downstairs cloakroom.

To the first floor there are three bedrooms with the master bedroom benefitting from fitted sliding wardrobes, whilst the two remaining bedrooms incorporate useful storage closets.



The family bathroom has been fitted with on-trend furnishings with a free-standing bath and separate shower.

Externally the property provides a private gravelled driveway for vehicles, plus there is an enclosed garden laid with artificial turf for easy maintenance. To the rear of the home there is a good size lawned garden offering a good degree of privacy and spacious decking area ideal for summer banqueting.

Located within the catchment area of local primary and high schools and fantastic transport links on your doorstep, Congleton independent coffee shops to suit your taste buds and requirements.

We feel a viewing is highly favorable to fully appreciate the location and qualities this beautiful home has to offer.

Entrance Hall

Having a composite front door, access to the ground floor accommodation and stairs to first floor landing. Tiled flooring. Recessed Spotlights. Wall mounted radiator.

Lounge 17' 9" x 11' 6" (5.4m x 3.5m)

Having a UPVC double glazed window to the front aspect and UPVC double glazed French doors providing access to the rear garden and patio area. Superb size lounge featuring a media wall unit comprising of an electric fire and space for a TV. LED lighting to coving. Recessed spotlights, wood effect flooring. Radiator.

Kitchen Diner 22' 2" x 12' 3" (6.76m x 3.73m)

Having UPVC double glazed French patio doors, incorporating fitted blinds, two UPVC double glazed windows incorporating fitted blinds and two double glazed Velux windows to the rear aspect. Having a range of hi-gloss wall cupboard and base units with

Quartz worktops over and upstands, central breakfast island with Quartz worktops with incorporating seating. Integrated dishwasher, Hotpoint oven and microwave oven, induction hob and overhead extractor hood, double fridge freezer and instant boiling water tap. Wall mounted radiator. Defined Dining area with space for wood burning effect stove. Tiled flooring throughout. Recessed spotlights. Access to the -

Utility Room 5' 7" x 6' 8" (1.70m x 2.03m)

Space and plumbing for washing machine and tumble dryer. Recently installed boiler. Through to the downstairs cloakroom-

WC 5' 7" x 2' 8" (1.7m x 0.81m)

Having a UPVC double glazed obscure window to the front aspect. Low level WC with hand wash basin and storage unit, tiled flooring.

First Floor Landing

Glass balustrades staircase with motion detected LED lighting to the floor level. Having a UPVC double glazed window to the front aspect.

Bedroom One 11' 10" x 11' 2" (3.6m x 3.4m)

Having a UPVC double glazed window to the rear aspect. Bespoke fitted sliding wardrobes. Radiator.

Bedroom Two 11' 10" x 10' 2" (3.6m x 3.1m)

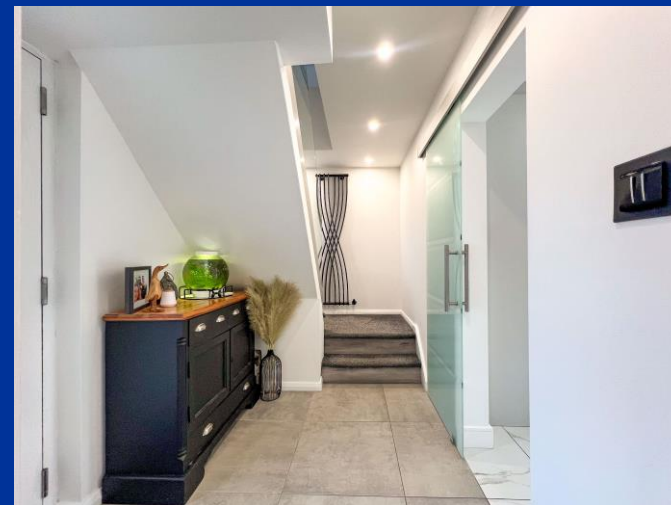
Having a UPVC double glazed window to the rear aspect. Integrated storage cupboard. Radiator.

Bedroom Three 8' 10" x 7' 3" (2.7m x 2.2m)

Having a UPVC double glazed window to the front aspect, integrated storage cupboard. Radiator.

Family Bathroom 7' 3" x 5' 11" (2.2m x 1.8m)

Having a UPVC double glazed obscure window to the side aspect. On trend fitted bathroom suite – freestanding bath with separate shower over, low level



WC, hand wash basin and vanity unit with storage underneath. Wall mounted radiator and illuminated wall mirror. Tiled walls and floors.

Council Tax Band: B

EPC Rating: D

Externally

The property benefits from private ample off-road parking to the front, an enclosed low maintenance garden with artificial lawn to the side and a good size garden to the rear offering a good degree of privacy. An additional decking area, perfect for outdoor dining.

Tenure: believed to be

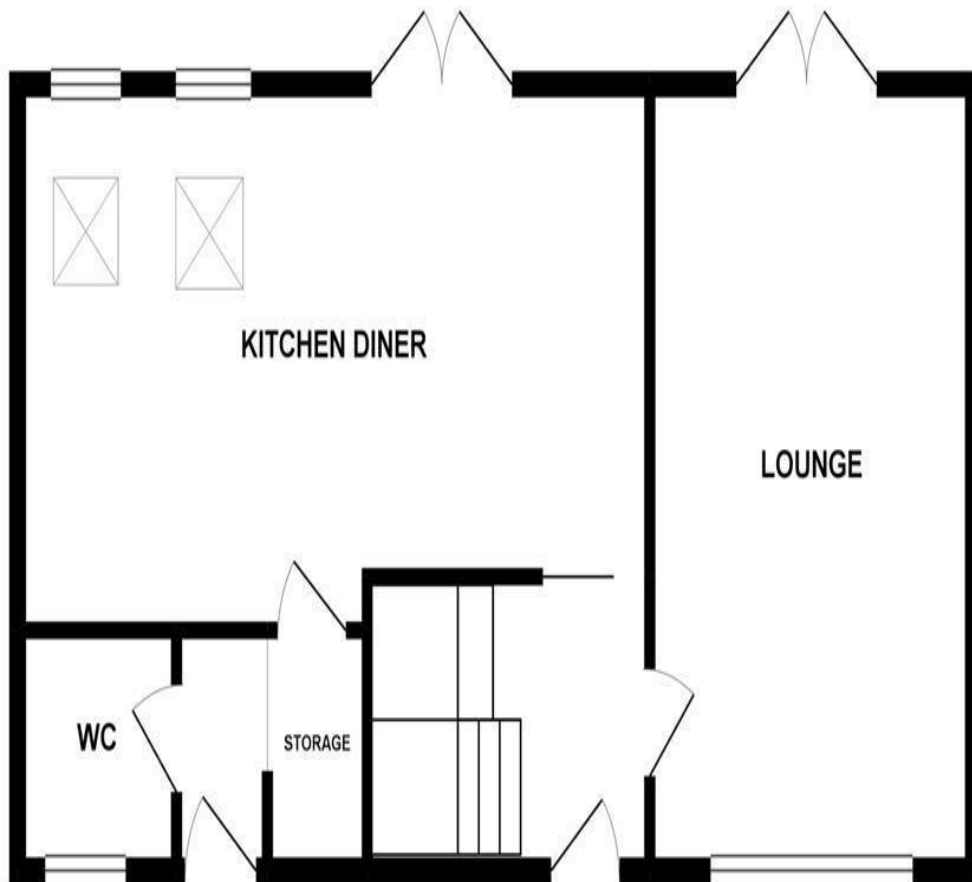




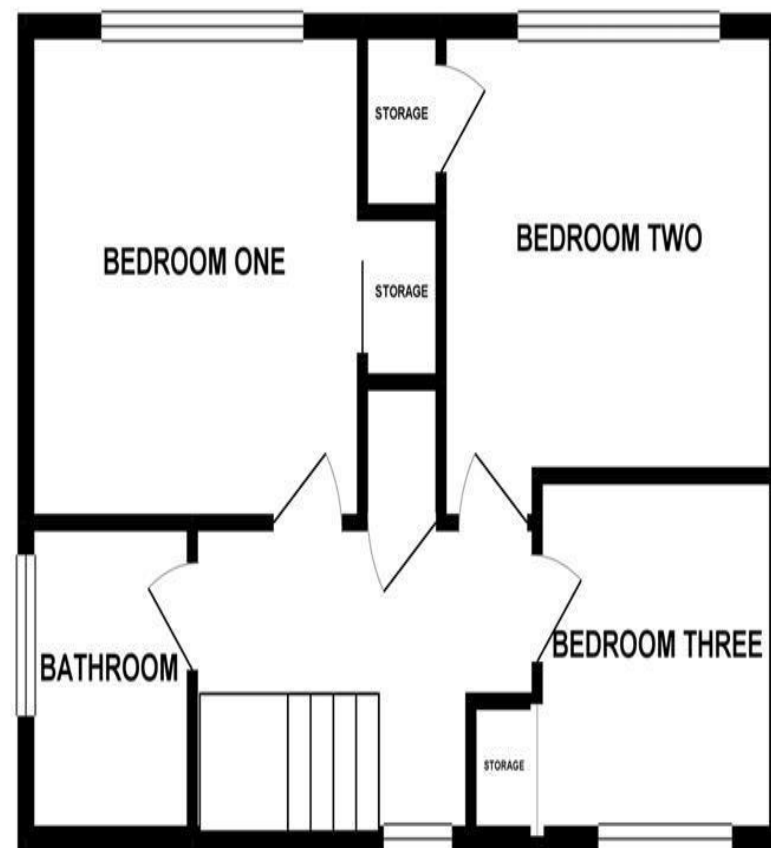




GROUND FLOOR 54.88 sq. m.
(590.74 sq. ft.)



1ST FLOOR 44.62 sq. m.
(480.31 sq. ft.)



TOTAL FLOOR AREA : 99.50 sq. m. (1071.05 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

www.whittakerandbiggs.co.uk

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& Biggs**