



Sussex Place, Congleton, CW12 1PD.
Offers in Excess of £265,000

Whittaker
& Biggs

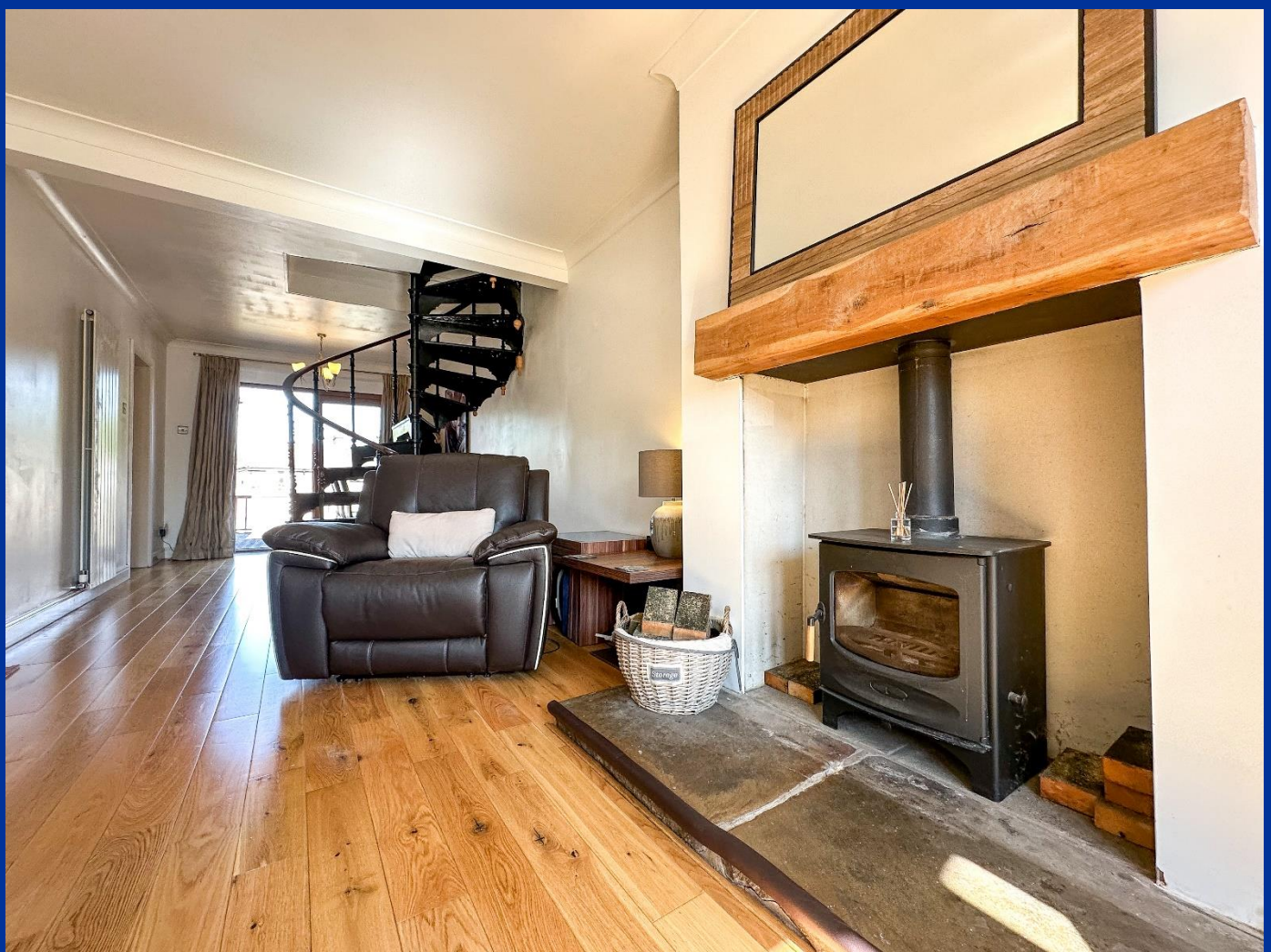
Est. 1930

Sussex Place, Congleton, CW12 1PD.

This property is truly deceptive in size, not apparent from first glance is the substantial accommodation that it holds. This includes a 9.18m lounge diner and further reception room, three bedrooms over two floors with a fantastic ground floor suite with adjoining dressing room / walk in wardrobe and en-suite bathroom, in addition to the luxurious family bathroom with separate double width shower cubicle and modern free standing bath.

The layout of this property also permits separate annex accommodation if required. You're sure to be impressed by the extensive open plan lounge diner which is divided by a feature ornate spiral cast-iron staircase, that gives access up to two further good sized bedrooms.

The lounge also has an incorporating feature fireplace with cast-iron multi fuel stove and patio doors, giving immediate access on to the raised timber deck patio, which has lovely views over Bosley cloud. There is also a rear reception room currently utilised as a study. The kitchen is well equipped, having a range of on trend shaker style units. Externally, the frontage has been upgraded with striking white rendering and contrasting oak effect UPVC double glazing, creating an immediate impression on arrival.



The property is located at the head of the cul-de-sac, giving access onto a fantastic sized driveway, allowing off-road parking, plus a separate defined parking space ideal for a caravan/motorhome. Well placed for local secondary and primary schools as well as nearby access to Congleton Park, this is a property ideal for a variety of purchases, including families. There are also good road links to Macclesfield with Congleton town centre close by, including the well populated market quarter. Congleton train station is approximately 2 miles away. A viewing appointment is highly advisable to appreciate the size of this deceptively spacious three bedroom home.

Entrance Hall

having a composite oak effect entrance door, with full length glazed side panel. Wall mounted tall standing radiator, coving to ceiling, built-in cabinetry, engineered oak flooring. Opening through into;

Kitchen 12' 0" x 7' 5" (3.65m x 2.27m)

Having range of on trend shaker style wall mounted cupboard and base units, with contrasting wood effect work surface over, incorporated in a one and a half bowl single drainer sink unit, with flexible mixer tap hose over. Space for a range style cooker with double width AEG stainless steel extractor fan over, plumbing for washing machine, space for an American style freezer, UPVC double glaze window to side aspect, recess LED lighting and engineered oak flooring.

Extended Lounge Diner

9.18 m overall measurement. lounge area 5.02 m x 3.60 m having a double glazed bow shape window to the front aspect, modern style radiator, feature fireplace to chimney inset having a cast-iron multi fuel stove, with exposed timber mantle and slate effect tiled hearth. Continuous engineered oak flooring to the entirety.

Opening through to the adjoining dining area 4.24 m x 2.80 m. Having continuous engineered oak flooring, oak effect UPVC double glazed French doors giving access to the rear gardens and raised deck patio having full length glaze panelling with views towards Bosley cloud. Coving to ceiling, modern style tall standing radiator. Feature cast-iron spiral Staircase.

Vestibule

Having engineered oak flooring, and recessed LED lighting to ceiling.

Bathroom 9' 10" x 7' 3" (3.00m x 2.20m)

Having a luxurious suite, comprising of a double ended freestanding bath with wall mounted mixer tap and shower, double width walk-in shower cubicle with fixed glazed shower screen having dual thermostatically controlled rainfall showerhead with flexible shower, wall mounted wash hand basin with vanity storage unit and pull-out drawers, fully tiled walls and floor with underfloor heating, chrome heated towel radiator, extractor fan and recessed lighting to ceiling, UPVC double glaze obscured window to the side aspect.

Bedroom One 11' 7" x 10' 1" (3.52m x 3.07m)

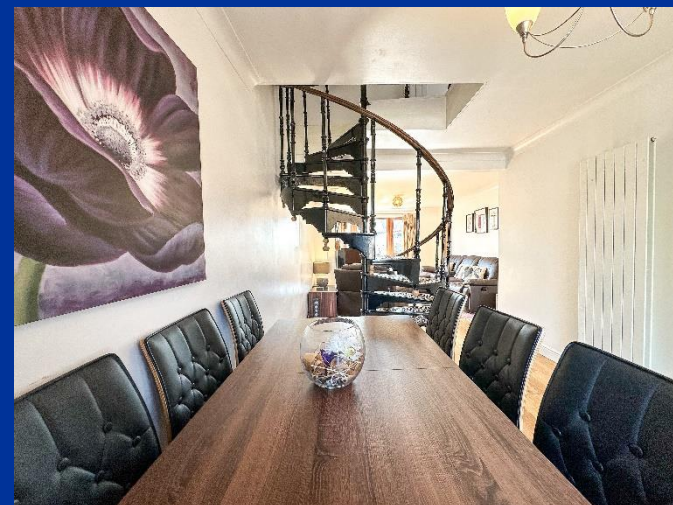
Having UPVC double glazed window and patio doors, with full length glazed panelling giving access out onto the raised decked patio. Tall standing wall mounted radiator. Door to walk in dressing room

Dressing Room / Walk In Wardrobe 9' 8" x 4' 1" (2.95m x 1.24m)

Having recess LED lighting built-in wardrobes and hanging rail.

En-suite Shower Room

Having a double width walk-in shower cubicle, with sliding glazed door, thermostatically controlled twin shower having fixed rain showerhead with detachable shower. WC, wall mounted wash hand basin with vanity



storage drawer unit. Fully tiled porcelain tiles, walls and floor, recessed LED lighting and extractor fan to ceiling, chrome heated towel radiator. Underfloor heating.

Office 9' 0" x 12' 2" (2.74m x 3.71m) extending to 6.92m to inner hallway. Having UPVC double glazed windows to the rear and side aspect, with obscured glazed panelling, recessed LED lighting into ceiling, wood effect laminate flooring. Inner hallway having UPVC double glazed oak effect door to the front, oak effect UPVC double glaze side entrance door with half glazed panel.

First Floor Landing

Having spiral staircase to landing, radiator, built in bespoke storage cupboard.

Bedroom Two

 17' 7" x 11' 3" (5.35m x 3.44m)

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

Bedroom Three

 7' 6" x 17' 2" (2.29m x 5.24m)

please note wall to wall measurement. Having UPVC double glaze window to the side aspect, modern style radiator, built-in storage cupboard housing gas central heating boiler. Storage to eaves.

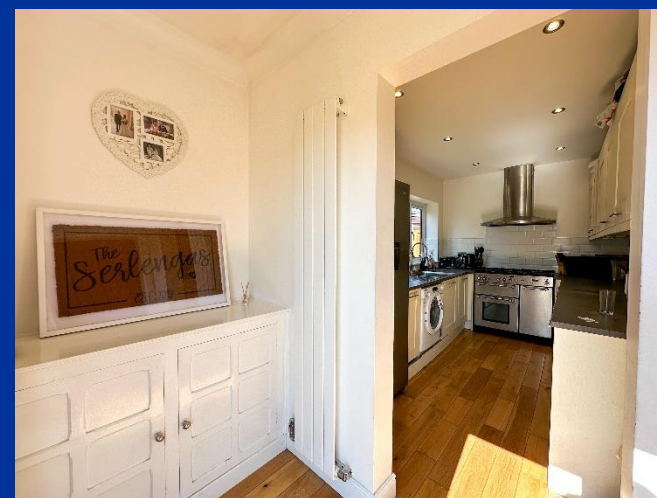
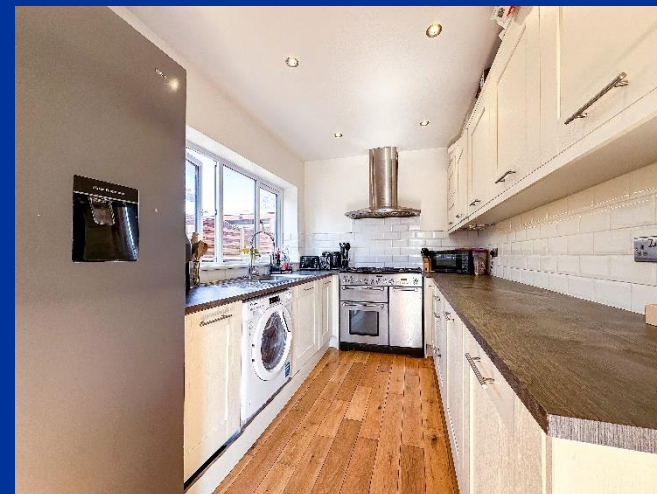
Externally

The property is situated within a cul-de-sac location, giving access onto the driveway with an additional side parking area. Front lawn Gardens. To the rear aspect, there is a raised timber deck patio which seamlessly adjoins the rear of the property, with steps down onto the lawn Gardens. Fully enclosed having partial views from the deck patio over Bosley cloud..

Council Tax Band: C

EPC Rating: D

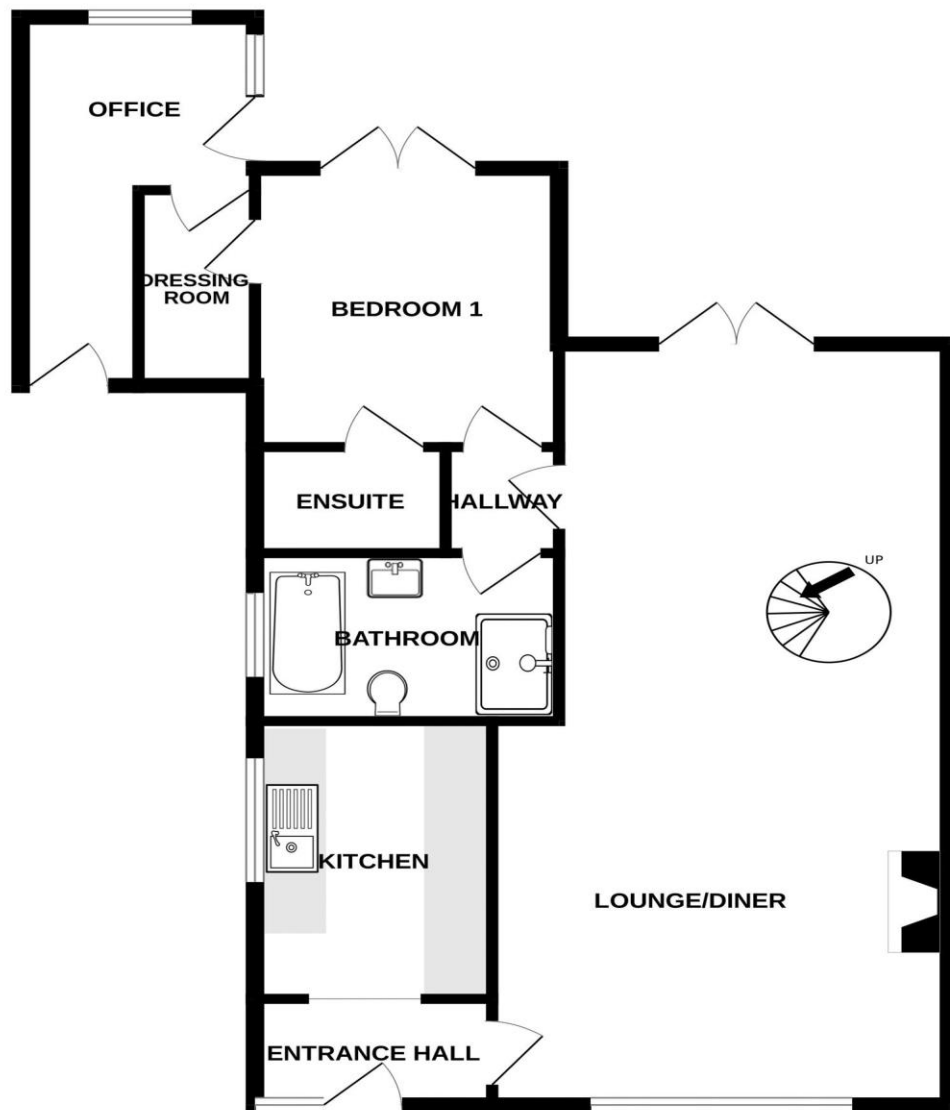
Tenure: Freehold



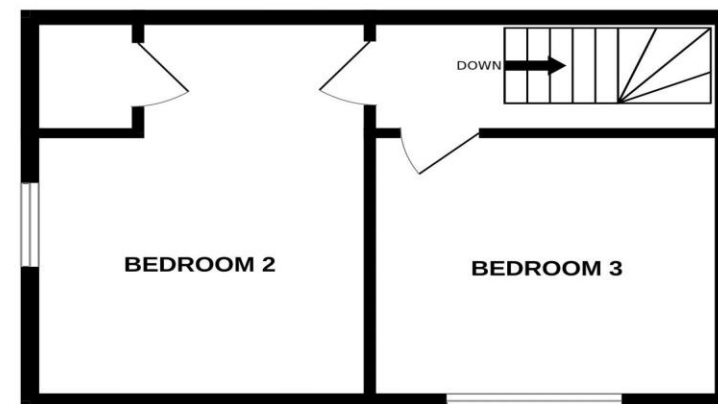




GROUND FLOOR



1ST FLOOR





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