



Johnson Close, Congleton, CW12 3TQ.
£320,000

Whittaker Est. 1930
& Biggs

Johnson Close, Congleton, CW12 3TQ.

A detached bungalow located within the highly sought after development of Henshall Hall.

This well presented home has two double bedrooms, combined lounge diner and a shower room.

The breakfast kitchen has the potential to create a dining kitchen by reconfiguring the existing layout.

The property is set within a cul de sac on the fringe of the development. There are well established and maintained gardens to the front and rear aspect.

The side driveway allows plenty of off-road parking in addition to the detached garage which has the benefit of an electric roller shutter door.

Mossley has a range of independent shops and pubs as well as the train station, which is minutes away, as is the Macclesfield canal.

Offered for sale with no upward chain, a prompt viewing appointment is highly advised as bungalows on this development rarely come to the market.



Entrance Hall

having a composite entrance door with obscured glazed panel and matching side panel. Coving to ceiling, radiator. Cupboard housing gas central heating boiler with separate hot water cylinder and shelving.

Dining Kitchen 8' 10" x 9' 3" (2.68m x 2.82m)

having a range of wall mounted cupboard and base units with fitted work surface over incorporating a single drainer stainless steel sink unit with mixer tap over. Integral four ring gas hob with extractor fan over, separate Bosch double oven and combination grill. Plumbing for washing machine, space for fridge, radiator, part tiled walls. UPVC double glazed window to side aspect. Serving hatch through to dining room.

Lounge/Diner 15' 6" x 19' 5" (4.72m x 5.91m)

(4.72m reducing to 2.57m. x 5.91m reducing to 3.34m.)

Open plan lounge diner. Lounge area having feature fireplace with gas fire & ornate timber surround and marble inset with matching hearth. Wall light points, coving to ceiling, radiator, UPVC double glazed bay window to the front aspect. Opening into the dining area having UPVC double glazed window to the front aspect, radiator, serving hatch through to kitchen.

Bedroom One 12' 2" x 10' 11" (3.70m x 3.34m)

UPVC double glazed window to the rear aspect with secondary triple glazing, radiator.

Bedroom Two 10' 9" x 9' 3" (3.28m x 2.83m)

Having a UPVC double glaze window to the front aspect with secondary triple glazing unit. Radiator.

Shower Room 7' 5" x 6' 9" (2.27m x 2.05m)

into shower tray. Enclosed double width shower cubicle having a thermostat control power shower, grab rail & sliding shower doors. Twyford pedestal wash hand basin and matching low level WC. Shaver point, white heated towel radiator, UPVC double glaze obscured window to

the side aspect with secondary triple glazing unit.

Access to loft space.

Detached Garage 16' 11" x 9' 4" (5.16m x 2.85m)

Having an electric remote controlled roller shutter door. Window to side aspect, electric light and power. Storage roof void.

Externally

Lawned front & rear gardens, side driveway allowing off road parking.

Note:

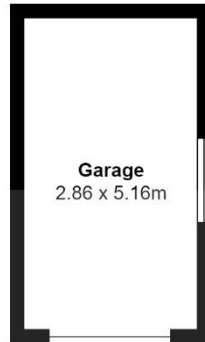
Council Tax Band:

EPC Rating:

Tenure: believed to be Freehold



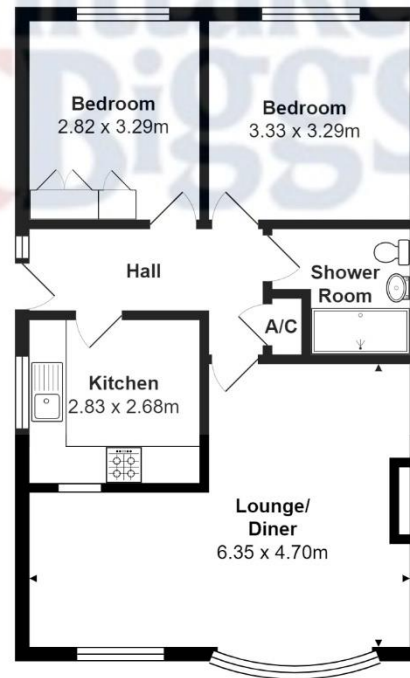




Garage
2.86 x 5.16m

Total Area: 80.8 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Bedroom
2.82 x 3.29m

Bedroom
3.33 x 3.29m

Hall

Shower Room

A/C

Kitchen
2.83 x 2.68m

**Lounge/
Diner**
6.35 x 4.70m



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 nonstandard lenses.

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