

£285,000

Davenshaw Drive, Congleton, CW12 2FP



- FOR SALE WITH NO UPWARD CHAIN
- THREE GOOD-SIZED BEDROOMS
- LOUNGE WITH LOG BURNER
- MODERN KITCHEN-DINER
- MODERN BATHROOM/ENSUITE
- QUIET LOCATION
- DETACHED SINGLE GARAGE
- GENEROUS DRIVEWAY PARKING
- WELL PRESENTED

FOR SALE WITH NO UPWARD CHAIN. DETACHED THREE BEDROOM HOUSE IN LOVELY LOCATION, within this stylish modern development. Well presented, pretty rear garden with summer house - and ready to move into! Walking distance into Congleton Town Centre.

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ENTRANCE HALLWAY

3.66m x 1.25m (12'0" x 4'1")

Entrance into the property via composite front door, into hallway with tiled floor, white painted walls, doors off to the lounge, kitchen-diner, guest wc and useful storage cupboard. Tiled flooring. Wall mounted radiator. Stairs off to first floor accommodation.

LOUNGE

3.74m x 3.15m (12'3" x 10'4")

With real wooden flooring and a wood-burner at its heart, the lounge feels welcoming and modern. Large UPVC double glazed bay window, overlooking the pretty green area to the front of the property - and on to the river - with plantation shutters to the window, that are both stylish and practical. Wall mounted radiator. White painted walls.

KITCHEN-DINER

5.79m x 2.84m (18'12" x 9'4")

Range of fitted wall and base units, integrated electric oven, gas hob with extractor hood, stainless steel sink-and-a-half. Tiled flooring and white painted walls. UPVC window overlooking the private rear garden and UPVC double glazed French doors leading from the dining area out to the patio and garden. Wall mounted radiator. Cupboard housing combi boiler.

GROUND FLOOR WC/SHOWER

1.67m x 1.14m (5'6" x 3'9")

The original ground floor cloakroom has had a shower facility added in recent years, to go alongside the wc and wash-hand basin. However, whilst there is a wet-room style flooring and drain to the space, the walls would require water-proofing for this to be a useable shower room. As it is, the guest loo has white painted walls, UPVC double glazed window and wall mounted radiator.

STAIRS AND LANDING

2.98m x 1.08m (9'9" x 3'7")

Rising up from the entrance hallway to the first floor landing. Doors off to the three bedrooms, family bathroom and useful storage cupboard.

BEDROOM ONE

3.57m x 3.12m (11'9" x 10'3")

A nicely proportioned double room with wood-effect flooring, wall mounted radiator, white painted walls and UPVC double glazed window overlooking the front of the property. Door through to ensuite shower room.

ENSUITE SHOWER ROOM

2.33m x 0.85m (7'8" x 2'9")

Compact but nicely appointed, with wc, wash hand basin, shower off combi-boiler and wall mounted chrome heated towel rail. Tiled floor and half-tiled walls.

BEDROOM TWO

3.19m x 3.12m (10'6" x 10'3")

A second double room, currently housing a corner-wardrobe that provides really useful storage space. Wood-effect flooring, white painted walls, UPVC double glazed window overlooking the rear garden and wall mounted radiator.

BEDROOM THREE

2.91m x 2.88m (9'7" x 9'5") L-shaped max lengths

The third bedroom is well presented with wood-effect flooring, white painted walls, UPVC double glazed window overlooking the rear garden and wall mounted radiator.

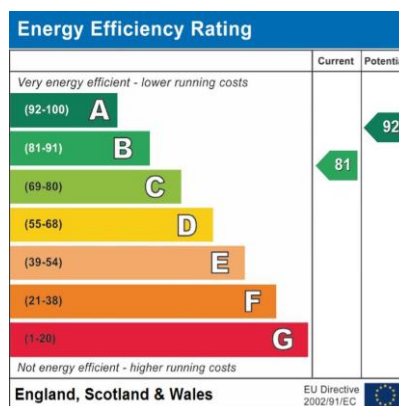
FAMILY BATHROOM

2.57m x 1.71m (8'5" x 5'7")

Modern and stylish, with tiled flooring and part-tiled walls. Bath with shower above, wash hand basin and wc. UPVC double glazed frosted-glass window, wall mounted heated towel rail.

OUTSIDE AREAS

The property is located on the edge of this popular and modern development, which means that it benefits from lovely views over nicely maintained green-space, adjacent to the River Dane. The communal areas of this development attract a maintenance fee per month - in the region of £70 - and this should be confirmed with your legal adviser. To the rear of the house is a private rear garden, which has a pretty patio area, nicely planted borders and a hidden summer house - fabulous for work-from-home office or child's play house or artists/music studio!

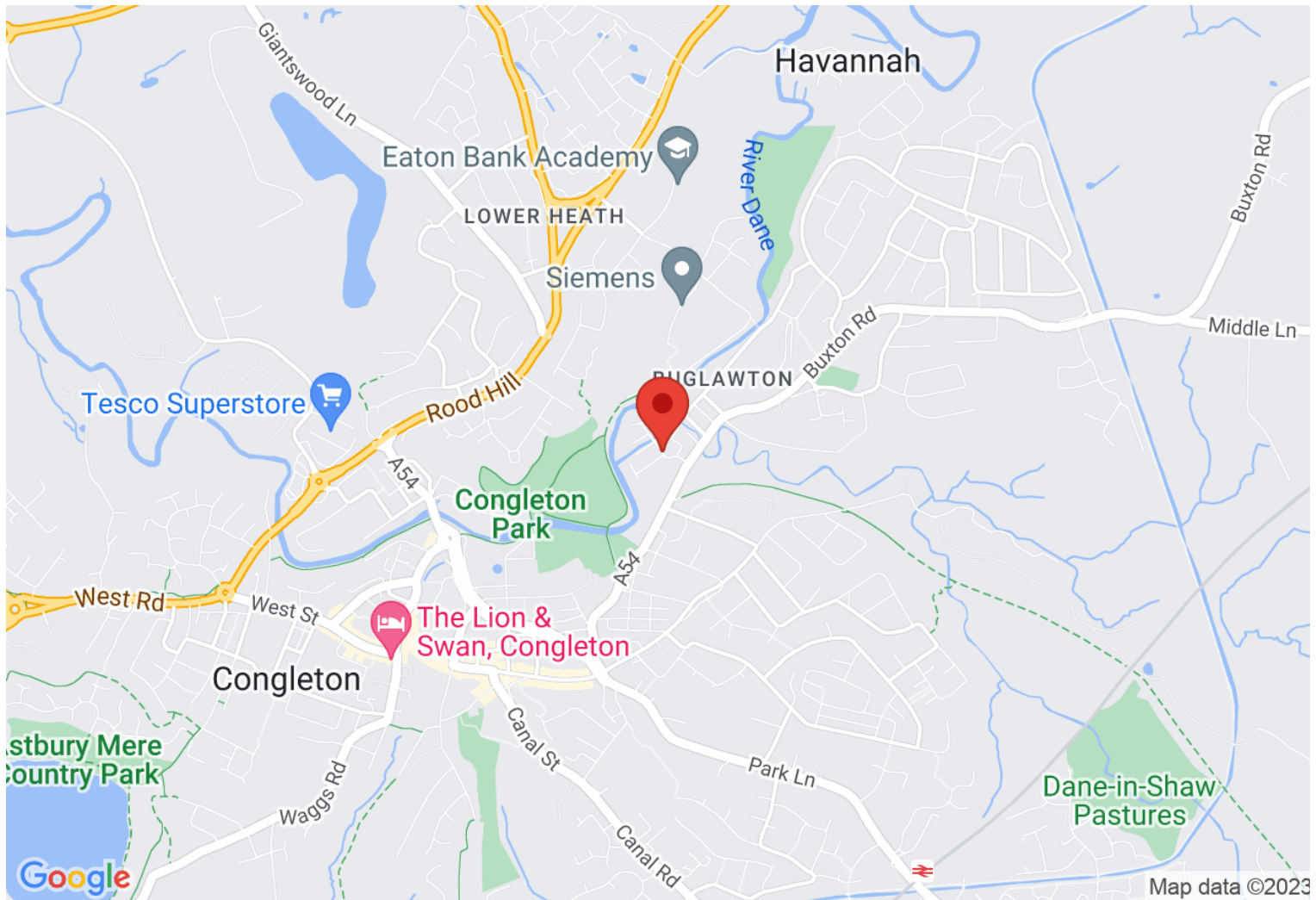








Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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