



**GASCOIGNE
HALMAN**

21 DANEBRIDGE PLACE, CONGLETON

THE AREAS LEADING ESTATE AGENT

OFFERS IN EXCESS OF £470,000

In an enviable position on this sought after development, an executive freehold detached property with five very generous bedrooms, four bathrooms (three en-suite), ample parking, double garage and private garden overlooking woodland.

What a spacious detached residence. It's rare to get such a setting as this particular property, on a new development.

In an enviable position with a private aspect to the front, side onto woodland giving a great degree of privacy with no passing traffic.

This particular property offers very spacious accommodation along with being set within a generous plot.

Approach via a block paved driveway giving ample off road parking in front of the double garage, the entrance hall gives access to the living room, with its large box bay window overlooking the front. The entrance also gives internal access to the double garage with two up and over doors.

The heart of the home has to be the open plan kitchen diner overlooking the rear garden. Being over 29ft in length, the kitchen is fitted with a range of modern high gloss units with kickerboard inset lighting and a range of fitted appliances - drinks cooler, fridge freezer and dishwasher, this large room leaves ample space for a dining table where French doors open to the garden. The utility room has space for 2 appliances and the downstairs wc is located just off the utility room, perfect for the young family playing in the garden.

To the first floor, the part galleried landing leads to each of the five bedrooms, all double in size, the master bedroom having built in wardrobes. Three of the bedrooms have en-suite shower rooms while bedrooms four and five are serviced by the family bathroom fitted with a three piece suite.

As mentioned the grounds are quite generous, with ample parking to the front, a lawned front garden, while the rear is mainly laid to lawn with fence boundaries, overlooking woodland to the side and a paved patio

area. The rear garden is westerly facing appreciating the sun throughout the day and into the evening.

A freehold executive detached home which must be viewed to appreciate the space.

DIRECTIONS

CW12 1GB - Danebridge Place, Congleton

LOCATION

Congleton is a thriving market town providing a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network is approximately 8-10 minutes away from junction 17 of the M6, the railway station in Congleton lies on the Manchester to Stoke-on-Trent branch of the West Coast Main Line, while the stations in Holmes Chapel and Sandbach are on the main Crewe to Manchester line providing fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

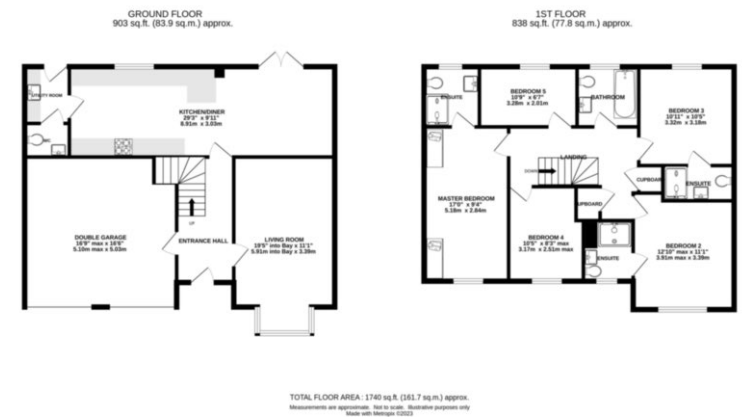
Cheshire East band F

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating B



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