Whittaker & Biggs
Est. 1930
Rostons Group







157 St. Johns Road, Congleton, CW12 2EH

£390,000

- Well Presented Three Double Bedroom Detached Bungalow
- Good-Sized Breakfast Kitchen
- Macclesfield Canal & Walks Towards Bosley Cloud A Short Stroll Away
- Generous Plot With Tiered & Beautifully Maintained Lawned Gardens
- Family Bathroom & Separate WC
- Convenient For Local Amenities, Congleton Town Centre & The Railway Station
- Spacious Formal Lounge With A Dual Aspect Outlook
- Attached Double Garage & Off Road Parking
- Offered For Sale With No Upward Chain

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Occupying a generous plot in a sought-after location, this three double -bedroom detached bungalow offers spacious accommodation, tiered lawned gardens and a substantial frontage, complemented by an attached double garage. Offered for sale with no upward chain, it presents a wonderful opportunity for buyers seeking single-storey living within easy reach of both countryside walks and everyday amenities.

3 1 1 E

Council Tax Band: E





A superbly proportioned formal lounge enjoys a dual aspect, allowing plenty of natural light into this inviting space. The good-sized breakfast kitchen provides room for informal dining, whilst three double bedrooms offer flexibility for family, guests or those requiring a home office. A family bathroom and separate WC complete the accommodation.

Externally, the tiered lawned gardens provide space to relax and enjoy the surroundings, with the generous frontage enhancing the bungalow's sense of space.

The location is a particular highlight, with the Macclesfield Canal and walks towards Bosley Cloud just a short stroll away. Local amenities, Congleton town centre and the railway station are also within easy reach, making this an appealing setting for those looking to balance convenience with an outdoor lifestyle.

An viewing is advised to appreciate the space, individuality & location of this superb home.

Entrance Hallway
24'1" x 7'9"
Having a UPVC front entrance door - access to the accommodation. Radiator.
Coving to ceiling. Handy storage cupboard.
Access to the boarded loft with fitted pull down ladder.
Wood effect flooring.

Lounge
19'11" x 12'10"
Having a UPVC double-glazed window to the front aspect and UPVC double-glazed French patio doors with access to the patio and gardens.
Feature fireplace housing a living flame gas fire, sat on a tiled hearth. Two radiators.
Coving to ceiling.

Breakfast Kitchen
10'4" x 16'0"
Having a UPVC double-glazed window to the rear aspect overlooking the gardens and a UPVC double-glazed door with access to the patio area
Fitted with a range of wall cupboard and base units with work surfaces over ,incorporating a one and half bowl sink and drainer and chrome taps over, tiled splash back, double oven, gas hob with extractor fan over, plumbing for dishwasher and washing machine, matching breakfast bar with seating for three.
Defined utility area with wall cupboard and base units with work surfaces over, space for tumble dryer and boiler attached to the wall.
Tiled flooring.

WC
Having a UPVC double-glazed obscure window to the front aspect.
Comprising of a low level w.c, wash hand basin with tiled splash back, chrome wall mounted radiator, coving to ceiling.

Bedroom One
15'5" x 9'1"
Having a UPVC double glazed window to the front aspect.. Radiator. Coving ceiling.
Fitted wardrobes with matching bedside drawers and dressing table.

Bedroom Two
10'4" x 13'10"
Having a UPVC double glazed window to the front aspect. Radiator. Coving to the ceiling.

Bedroom Three
15'5" x 8'10"
Having a UPVC double glazed sliding doors to the rear aspect. Radiator. Coving to ceiling.

Family Bathroom

Having a UPVC double-glazed obscure window to the side aspect.
Comprising of a panel bath with shower over, pedestal wash hand basin, low-level WC, fully tiled walls and flooring. Radiator.

Externally

To the front of the property there is a a lawned garden with a laid stone paved driveway providing off road parking for several vehicles, access to the double garage. The rear is accessed either side of the property where you will find a well maintained tiered garden with various patio & lawned areas along with established borders stocked with mature shrubbery and plants.

Double Garage

15'0" x 18'4"
Two up and over doors. power and lighting.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







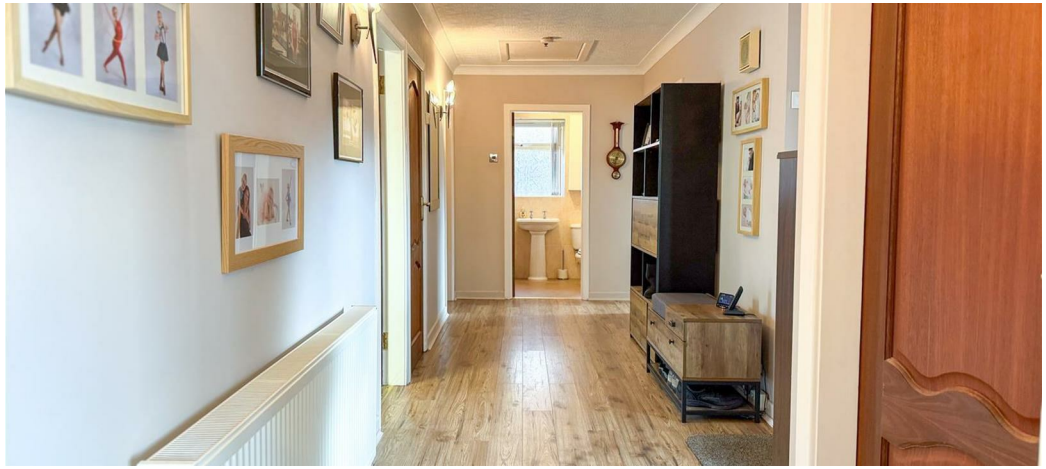
















Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

E

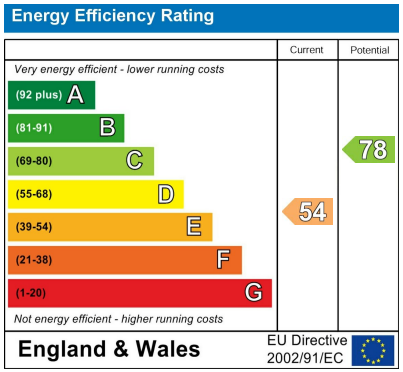


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