



## 8 Manor Close, Congleton, CW12 3LB

£260,000

- Prime Mossley Cul De Sac location
- Modern Fitted Kitchen With Quality Appliances
- Contemporary Shower Room with Double Width Cubicle
- Close to Local Shops, Bakery, Post Office & Transport Links
- No Upward Chain
- Separate Utility Room and Cloakroom
- Attractive Block-Paved Driveway and Detached Garage
- Two Double Bedrooms
- Spacious Lounge with Triple Windows
- Private, Low Maintenance Rear Garden

# 8 Manor Close, Congleton CW12 3LB

Whittaker & Biggs are delighted to present this superb two-bedroom semi-detached bungalow, perfectly positioned within the highly sought after area of Mossley, Congleton.

Set within a prime residential Cul- de- Sac location, this property offers fantastic-sized accommodation throughout, combining traditional charm with modern convenience, all offered with no upward chain.

Upon entering, you're greeted by a welcoming and spacious hallway with immediate access to a cloakroom for everyday practicality. The bright and airy lounge enjoys an abundance of natural light via triple front aspect windows, creating a comfortable and inviting living space.



Council Tax Band: C



The modern fitted kitchen is a real highlight featuring quality integral appliances, sleek cabinetry, and ample space for a dining table and chairs, making it perfect for both everyday dining and entertaining. A separate utility room provides additional storage and workspace, enhancing the home's functionality.

The bungalow comprises two generous double bedrooms, both beautifully presented, along with a modern shower room complete with an enclosed double wet shower cubicle and high quality fittings throughout.

Externally, the property boasts a block paved driveway providing ample off road parking and access to a detached garage. The front garden is attractively lawned, while the rear garden offers a high degree of privacy with low maintenance landscaping and feature borders, ideal for enjoying the sunshine or al fresco dining.

Situated in the ever popular Mossley area of Congleton, this home enjoys convenient access to an array of local amenities, including a post office, bakery, convenience stores all within close proximity. Excellent transport links are also close by, with Congleton train station providing direct connections to Manchester and Stoke-on-Trent, and major commuter routes such as the A34 and A54 within easy reach. Congleton town centre itself offers a fantastic selection of shops, restaurants, and leisure facilities, ensuring everything you need is right on your doorstep.

#### **Entrance Hall**

14'4" x 6'1"

Having access to loft space having timber pull down ladder leading to a fully boarded loft. Timber side entrance door with glazed panel, radiator, oak effect laminate flooring. Hive heating controls.

#### **Lounge**

14'2" 13'3"

Having a double glazed windows to the front and sides allowing optimum light, feature fireplace with timber surround having polished stone inset and matching gas coal effect fire. Wall light points, coving to ceiling, radiator.

#### **Dining Kitchen**

12'7" x 10'0"

Having range of modern white gloss wall mounted cupboard and base units with fitted wood effect worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. integral appliances including Neff combination oven and grill. Gas hob, glass splashback with chimney style stainless steel extractor fan over. Space for table and chairs, plumbing for dishwasher. UPVC double glaze window to the side aspect, wall mount TV point, radiator. Sliding glazed door giving access through to utility room.

#### **Cloaks**

Having low-level WC, UPVC double glazed obscured window to the side aspect, part tiled walls, wood effect vinyl floor.

#### **Utility Room**

8'1" x 4'11"

Having triple glaze window to the rear aspect, plumbing for washing machine, wall mounted chrome towel radiator. UPVC double glazed side entrance door with half glaze panelling.

#### **Bedroom One**

11'5" x 11'10" into wardrobe

Having fitted wardrobe to side wall, radiator, UPVC double glazed window to the front aspect, coving to ceiling.

### **Bedroom Two**

10'10" x 9'6"

Having a UPVC double glaze window to the rear aspect, coving to ceiling, radiator.

### **Shower Room**

7'4" x 5'11"

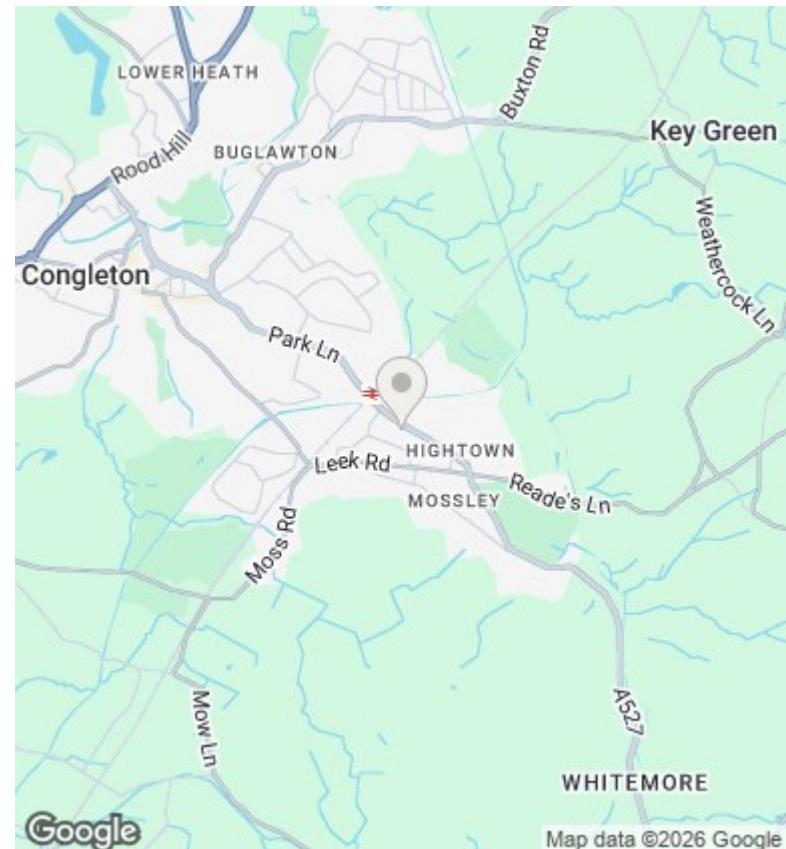
Having an enclosed double width shower cubicle with electric mirror shower in fully tiled area. Quality fitted bathroom furniture with storage, countertop over with incorporating countertop vanity sink with mixer tap over, incorporating WC with concealed cistern. Chrome heated towel radiator, part tiled walls, extractor fan, UPVC double glaze obscured window to the rear aspect.

### **Externally**

The property is approached from the cul-de-sac onto a block paved attractive driveway which is wider than average gain access through to the detached garage providing off-road parking in abundance including space for a caravan/motorhome. Attractive front lawn gardens with adjoining featured borders, gated rear access through to the fully enclosed rear garden which is laid to paving with timber sleeper borders stocked with an assortment of plants & shrubs. The rear garden enjoys a good degree privacy.







## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	