



## 10 Galbraith Close, Congleton, CW12 4WG

£250,000

- Two / Three Bedroom Accommodation
- Ground Floor Cloaks / WC
- Low Maintenance Garden With An Open Aspect
- Located Close To Astbury Mere
- Dining Kitchen
- Useful Utility Store
- Parking For Up To Four Cars
- Fantastic En-suite To The Main Bedroom
- Versatile Accommodation
- Well Positioned Home

# 10 Galbraith Close, Congleton CW12 4WG

Located close to Astbury Mere, this versatile home offers flexible accommodation arranged over three levels, ideal for modern living.

The property provides 2/3 bedroom accommodation, a good-sized family bathroom and a fantastic en suite to the main bedroom. To the front there is parking for up to four cars, while the rear enjoys a low maintenance garden with an open aspect.



Council Tax Band: D



Internally the home includes a ground floor cloaks / WC and a useful utility store. The main living level features a lounge, dining kitchen and a third bedroom which could also be used as a home office, with uPVC doors leading out to the rear garden.

There are two double bedrooms, with the main bedroom benefiting from a particularly spacious en suite. The second bedroom has built-in wardrobes, and from the front there are partial views towards The Cloud.

A well positioned home offering flexible living space in a popular location close to Astbury Mere.

#### **Covered Entrance Porch.**

Entrance hall having patterned vinyl flooring, radiator, built in storage, utility store having plumbing for washing machine, also housing gas central heating boiler.

#### **Hallway**

Having stairs up to first floor landing with double obscured window to side.

#### **Ground Floor Cloaks**

Having low level WC, extractor fan. Wash hand basin.

#### **First Floor Landing**

Having radiator, stairs off to second floor landing with full length for UPVC double glazed window.

#### **Kitchen**

13'0" x 9'3"

Having a range of wall mounted cupboard and base units with fitted worksurface over, incorporating composite one and a half bowl sink unit with mixer tap over.

Integral gas hob, with extractor over, under cupboard lighting, plumbing for washing machine and dishwasher, integral double oven and combination grill. Space for dining table, radiator, UPVC double glazed window and door to the gardens. Recess LED lighting and coving to ceiling, tiled flooring.

#### **Bedroom Three/ Office**

12'3" x 6'0"

Having UPVC double glazed French doors giving an outlook over the rear gardens. Wood effect laminate flooring, radiator, coving to ceiling.

#### **Lounge**

15'9" x 11'0"

Having twin hardwood double glazed windows to the front aspect with views on the horizon oak affect laminate flooring, ornate Coved ceiling, radiator.

#### **Bathroom**

6'0" x 7'4"

Having a panelled bath with over bath shower and fixed glaze shower screen in fully tiled area, WC, tiled countertop wash hand basin and fixed mirror with lighting over. Shaver point, patterned vinyl flooring, recessed lighting to ceiling, extractor fan.

#### **Second floor landing**

#### **Bedroom One**

9'1" x 10'7"

Having two double built-in wardrobes with double doors having hanging and shelving. Coving to ceiling, recessed LED lighting, UPVC double glazed window to the rear aspect enjoying an open aspect and views over the garden.

### **En-Suite Shower Room**

6'2" x 7'0"

Having a double width walk in shower cubicle with statically controlled shower, WC, wash hand basin set in vanity storage unit with mixer tap over, low level WC. UPVC double glazed obscured window to the rear aspect, part tiled walls, chrome heated towel radiator, extractor fan and recessed lighting to ceiling.

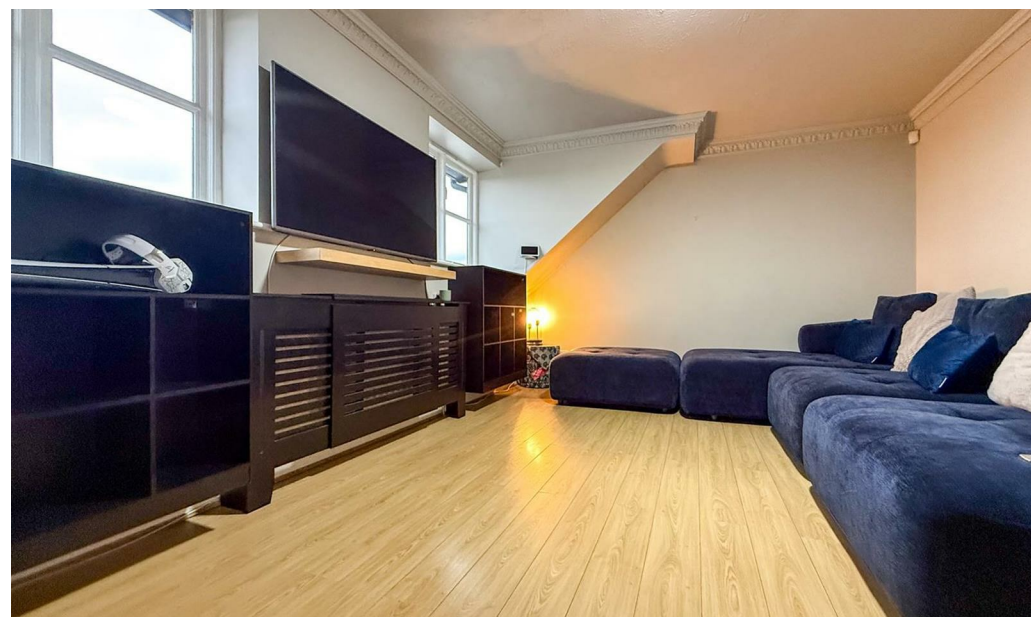
### **Bedroom Two**

11'2" x 12'6"

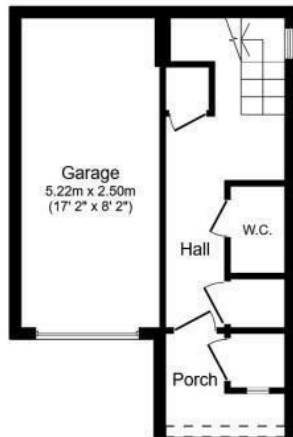
Having vaulted ceiling with twin skylights. Coving to ceiling, access to loft space, recessed LED lighting. Radiator, built in storage cupboards. Raised plinth

### **AML**

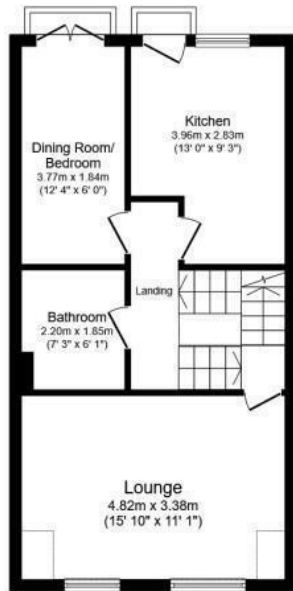
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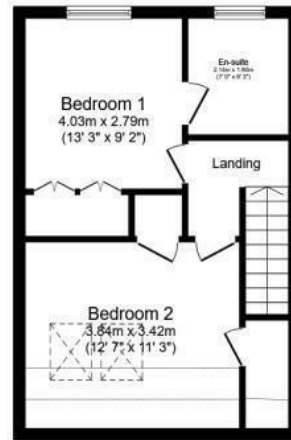




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 114.8 m<sup>2</sup> (1,236 sq.ft.) approx

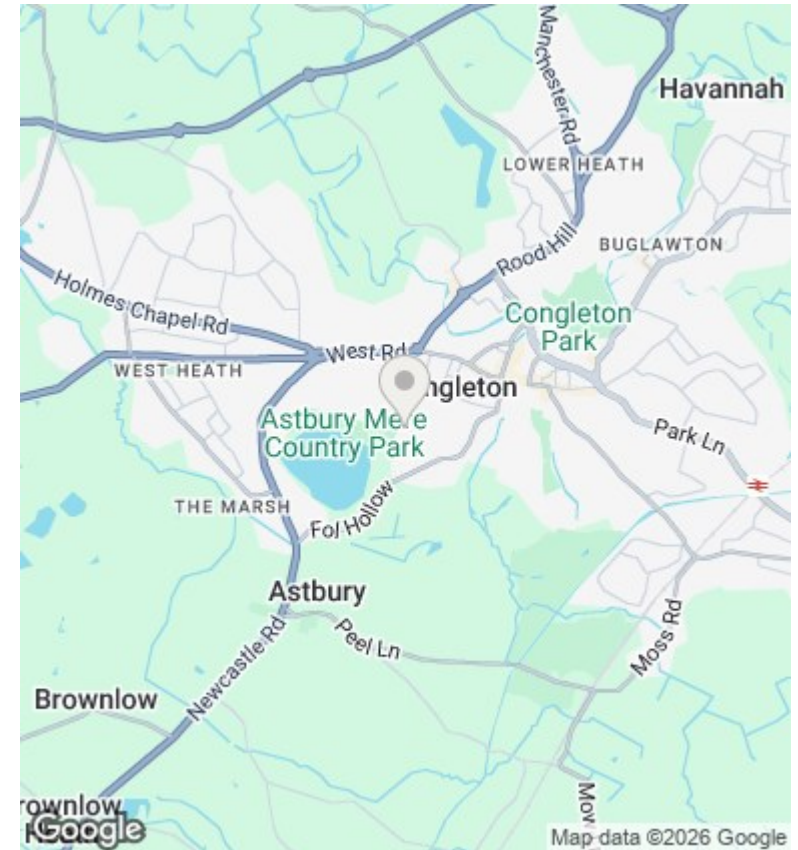
### Directions

### Viewings

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

### Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	