



STEPHENSON BROWNE

Clitheroe Place, Congleton

CW12 1GL



£395,000

DESCRIPTION

Only six years old, this beautifully presented three-bedroom detached home offers spacious and versatile accommodation throughout, making it an excellent choice for a wide range of buyers. Set on the edge of Congleton, the property enjoys a fantastic position, with open countryside just a short walk away, while the town centre is only a five-minute drive. The excellent road links also provide easy access towards Manchester and Macclesfield, making this an ideal home for commuters.

The market town of Congleton offers a great selection of amenities, including restaurants, pubs, bars and charming independent cafés. The property is also within the catchment area for a good selection of schools, including the well-regarded Eaton Bank Academy.

On entering the property, you are welcomed by a spacious entrance hall leading into the open-plan dining kitchen, which features a range of fitted units and integrated appliances, with French doors opening directly onto the rear garden. The kitchen flows seamlessly through to a useful utility room, while the generous lounge benefits from dual-aspect windows, creating a bright and welcoming space. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three fantastic-sized double bedrooms. The first and



second bedrooms both benefit from fitted wardrobes, while the principal bedroom also enjoys its own en-suite shower room. A modern family bathroom completes the first-floor accommodation.

Externally, the property benefits from a tarmac driveway providing ample off-road parking, enhanced by its desirable corner plot position. There is direct access into the single garage, alongside side access leading through to the rear garden. The well-maintained rear garden offers a large paved patio, perfect for outdoor seating and dining, alongside an artificial lawn for easy maintenance and a flower bed to the left-hand side. There is also space to house a shed to the rear of the garage.

To the front, the property enjoys views towards mature greenery, with direct access to a children's play area, adding further appeal for families.

With its modern accommodation, generous outdoor space, excellent commuter links and fantastic location close to both countryside and Congleton town centre, this is a superb opportunity to purchase a ready-to-move-into family home in a highly desirable setting.



Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note there is an annual maintenance charge of £200.

Need to Sell?

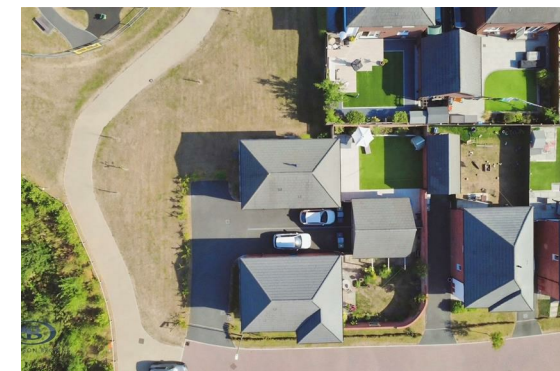
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

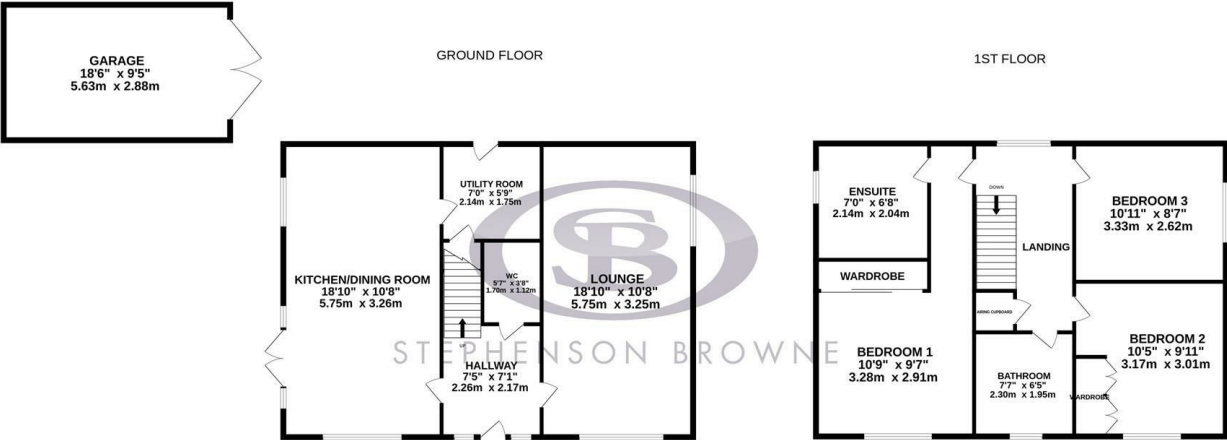
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Floorplans

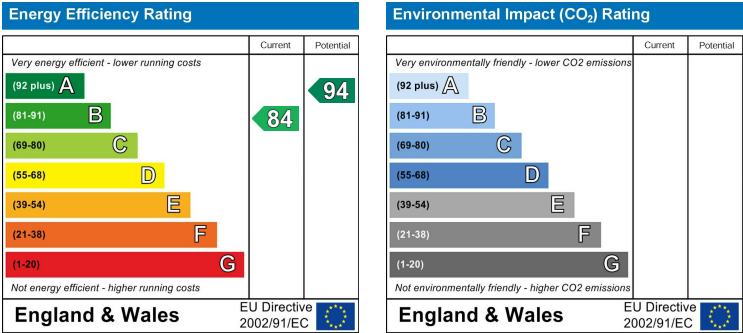


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating



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21 High Street, Congleton, Cheshire, CW12 1BH
01260 545600

congleton@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk

