



24 Kensington Drive, Congleton, CW12 2GF

£200,000

- Beautifully presented modern mews property
- Modern Family Bathroom Suite
- Two Allocated Parking Spaces
- Views Towards Bosley Cloud From The Rear Aspect.
- Stylish and recently refreshed accommodation
- Freshly Decorated Throughout & Newly Fitted Carpets
- Pleasant Tucked Away Setting
- Spacious Lounge
- Two Well Proportioned Bedrooms
- Private Pedestrian Approach

24 Kensington Drive, Congleton CW12 2GF

A beautifully presented modern mews property, offering stylish and recently refreshed accommodation throughout, ideally positioned within a pleasant tucked away setting enjoying a private pedestrian approach serving the row of only five properties. The home benefits from an attractive open outlook to the front over adjoining greenery, with privet hedges providing an excellent degree of privacy.



Council Tax Band: B



Internally, the property has been freshly decorated throughout and benefits from newly fitted carpets, creating an ideal turnkey opportunity for purchasers seeking a home ready for immediate occupation. The accommodation briefly comprises a bright and welcoming entrance hall with ground floor cloakroom / WC, modern fitted breakfast kitchen and spacious lounge, positioned to the rear with French doors opening onto the enclosed low maintenance rear garden. The garden has been thoughtfully designed for ease of maintenance with decorative slate chippings and feature circular patio seating area, creating an ideal outdoor entertaining space, whilst enjoying a pleasant rear open outlook towards Bosley Cloud.

To the first floor are two well proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a modern family bathroom suite. The property also enjoys attractive views towards Bosley Cloud from the rear aspect.

Further benefits include UPVC double glazing, gas central heating and two allocated parking spaces situated to the rear of the property.

Situated within a highly sought after development, the property is conveniently located close to well regarded local schools, the Macclesfield Canal and excellent commuter road links to Macclesfield and Leek, making it ideally suited to first time buyers, downsizers or buy-to-let investors alike. The property is also offered for sale with no upward chain.

Entrance Hall

14'6" x 6'1"

Having oak effect laminate flooring, double glazed front entrance door with obscured glazed panel, radiator and electric consumer unit. Stairs off to first floor landing.

Ground Floor Cloakroom

Having a corner set wash hand basin with splashback tiling, low-level WC and continuous oak-effect laminate flooring.

First Floor Landing

Having access to loft space, mains fitted smoke alarm and cupboard housing the hot water cylinder with slatted shelving over.

Breakfast Kitchen

13'8" x 6'0"

Having a range of wall mounted cupboards and base units with fitted work surfaces over, incorporating a black composite sink with matching black mixer tap over. Integral electric combination oven and grill, with separate four-ring gas hob and extractor fan over. Space for fridge and plumbing for washing machine. Splashback tiling, defined dining area with continuous oak effect laminate flooring and radiator. UPVC double glazed window to the front aspect.

Lounge

12'6" x 9'2"

Having continuous oak effect laminate flooring, radiator and feature modern fireplace with electric LED flame-effect fire. UPVC French doors with full length glazed side panels giving access through to the rear garden, with partial horizon views towards Bosley Cloud.

Bedroom One

12'5" x 10'9"

plus wardrobe.

Having twin UPVC double glazed windows to the front aspect enjoying an open outlook over the adjacent greenery. Radiator, built-in shelving to bulkhead, oak laminate flooring and built-in wardrobes with hanging rails and shelving.

Bedroom Two

11'8" x 6'1"

Having a UPVC double glazed window to the rear aspect with far-reaching views towards the horizon over Bosley Cloud. Oak-effect laminate flooring and radiator.

Bathroom

8'9" x 6'0"

Having a white suite, comprising panelled bath with over bath electric Triton shower and fixed glazed shower screen, WC and pedestal wash hand basin. Part tiled walls, shaver point, UPVC double glazed obscured window to the rear aspect, radiator, recessed LED lighting and extractor fan to ceiling.

Rear Garden

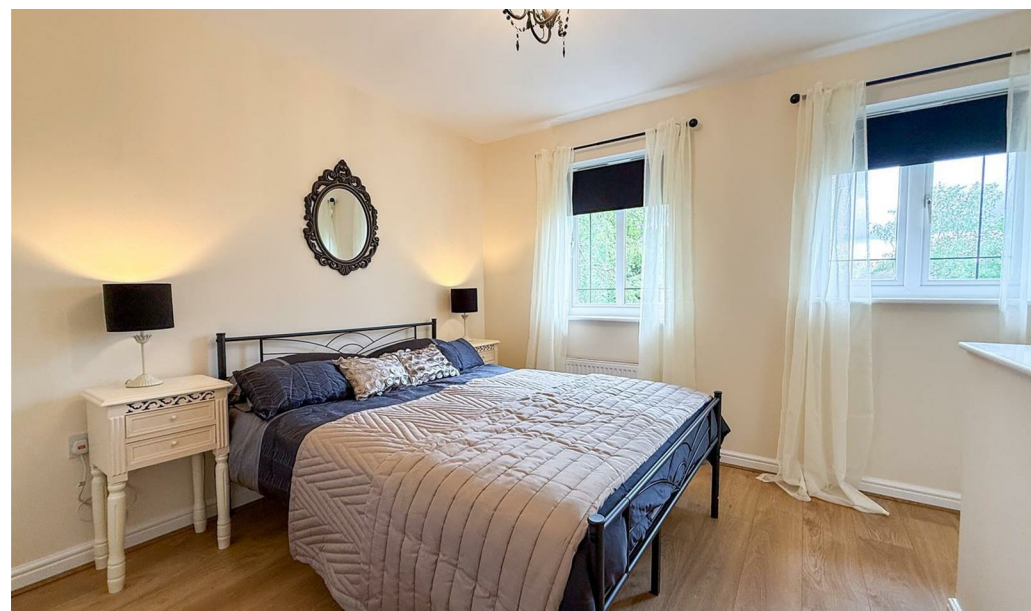
The property benefits from a low-maintenance rear garden, being mainly laid with decorative slate chippings and feature circular paved patio seating area. Enclosed by timber panel fencing with gated rear access and useful garden storage shed. Enjoying a pleasant rear open outlook with views towards Bosley Cloud.

Allocated Parking

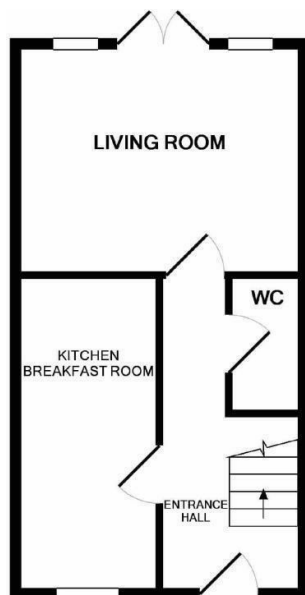
The property further benefits from two allocated rear parking spaces situated to the rear of the property.

AML REGULATIONS

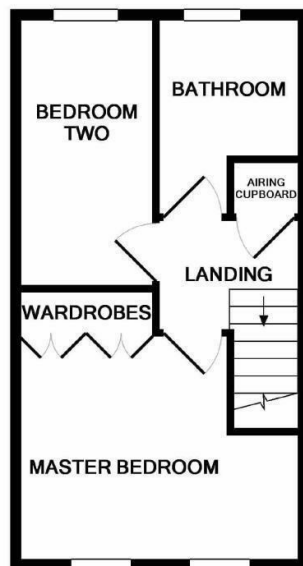
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from 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.





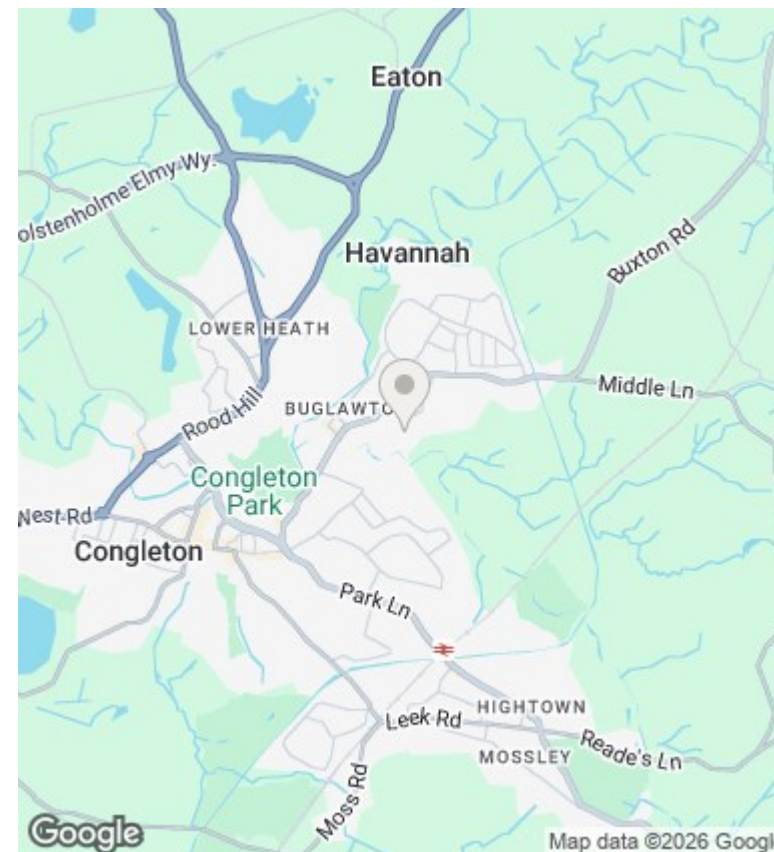


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	