



24 DAISY PLACE, CONGLETON, CW12 4ZT

£350,000



STEPHENSON BROWNE

Built in 2019 by the renowned builders "Seddon Homes", this perfect family home, known as 'The Denholme', provides modern living with spacious accommodation throughout, three good sized double bedrooms and two reception rooms, this property is ideal for a wide variety of buyers, alongside the fantastic location, this property is sure to be popular!

Set on the edge of Congleton close to open countryside as well as having easy access into Manchester and Macclesfield through the link road, you are also walking distance to West Heath shopping precinct and under 10 minutes by car to get to Congleton Town Centre. Close by you also have Congleton High School and Quinta/Blackfirs primary schools.

Internally this property is immaculately presented and ready to move in, you are firstly welcomed into the entrance hallway providing access to all ground floor accommodation, comprising of the modern fitted kitchen offering a range of built in appliances, bright and spacious lounge benefitting from bay windows and French doors opening out onto the rear garden, additional reception room perfect for study, formal dining room or additional sitting room, downstairs WC and integral garage.

To the first floor are three double bedrooms, the master enjoying an En suite, and a three-piece suite family bathroom.

To the rear of the property is a good sized garden, mainly laid to lawn with paved patio area, a decking area and bordered by a range of mature flower beds. The front of the property provides a tarmac'd driveway with off road parking and an immaculate laid to lawn area. Also benefitting being situated on a corner plot.

Early viewing is highly advised to appreciate all the property has to offer!



### **Entrance Hall**

Access to all ground floor accommodation and stair access to first floor accommodation, wood effect flooring and central heating radiator.

### **Living Room**

15'8" x 11'2"

Spacious living room with UPVC double glazed bay French doors and windows to the rear elevation allowing access out onto the rear garden, central heating radiator and under stair storage.

### **Kitchen**

11'11" x 8'11"

Modern fitted kitchen comprising wall and base units with work surface over, inset sink with drainer and mixer tap, built in oven, gas hob and extractor over, splash back panel, fridge freezer, dishwasher, ample space and power points for countertop appliances, ceiling spotlights, wood effect flooring, UPVC double glazed window to the rear elevation, external side door access and central heating radiator.

### **Dining Room/Reception Room**

12'2" x 8'1"

UPVC double glazed bay window to the front elevation, feature paneling and central heating radiator. A great room for multiple uses.

### **WC**

4'4" x 3'9"

UPVC opaque double glazed window to the side elevation, low level WC, hand wash basin with mixer tap and tile splash back, central heating radiator and ceiling light fitting.

### **Integral Garage**

16'6" x 7'10"

Up and over garage door, ceiling light fitting and power, great space for additional storage.

### **Landing**

Providing access to all first floor accommodation, access into the loft space and central heating radiator.

### **Master Bedroom**

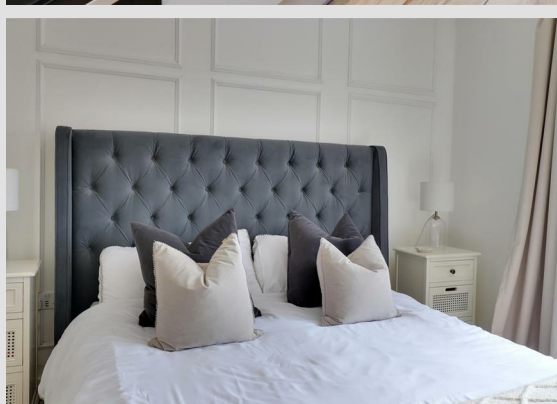
12'1" x 11'3"

UPVC double glazed window, feature paneling and central heating radiator.

### **En Suite**

8'5" x 4'6"

Modern En suite comprising low level WC, hand wash basin with mixer tap and large walk in shower with sliding glass door, tiled splash back, heated towel radiator, UPVC double glazed window to the side elevation and wood effect flooring.



### **Bedroom Two**

12'2" x 10'7"

UPVC double glazed window to the rear elevation, feature paneling and central heating radiator.

### **Bedroom Three**

12'2" x 7'11"

UPVC double glazed window to the rear elevation and central heating radiator.

### **Family Bathroom**

8'2" x 6'4"

White three piece suite comprising low level WC, hand wash basin with mixer tap and low level bath, part tiled walls, ceiling spotlights, heated towel radiator, UPVC opaque double glazed window to front elevation and wood effect flooring.

### **Externally**

To the rear of the property is a good sized garden, mainly laid to lawn with paved patio area, a decking area and bordered by a range of mature flower beds. The front of the property provides a tarmac' d driveway with off road parking and an immaculate laid to lawn area. Also benefitting being situated on a corner plot.

### **Tenure**

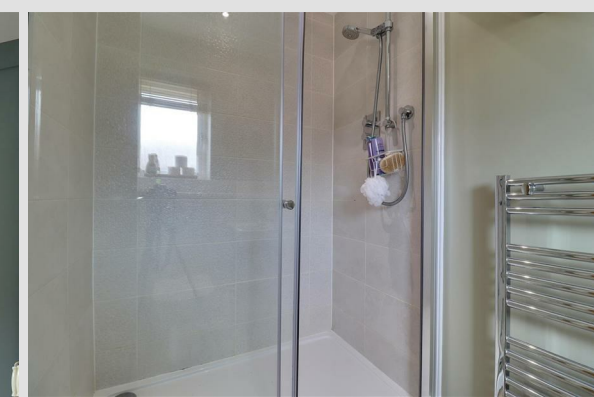
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

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

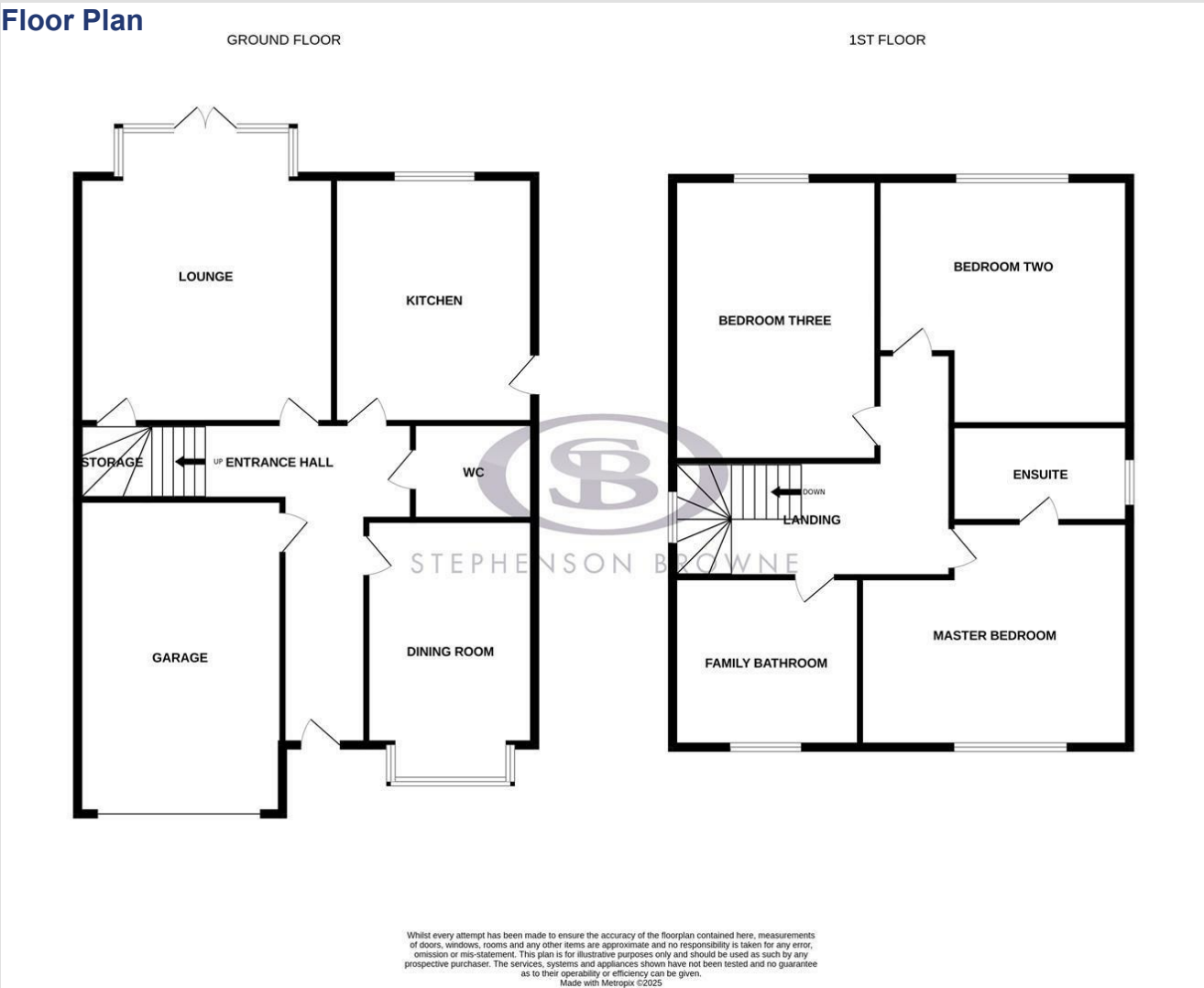
### **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

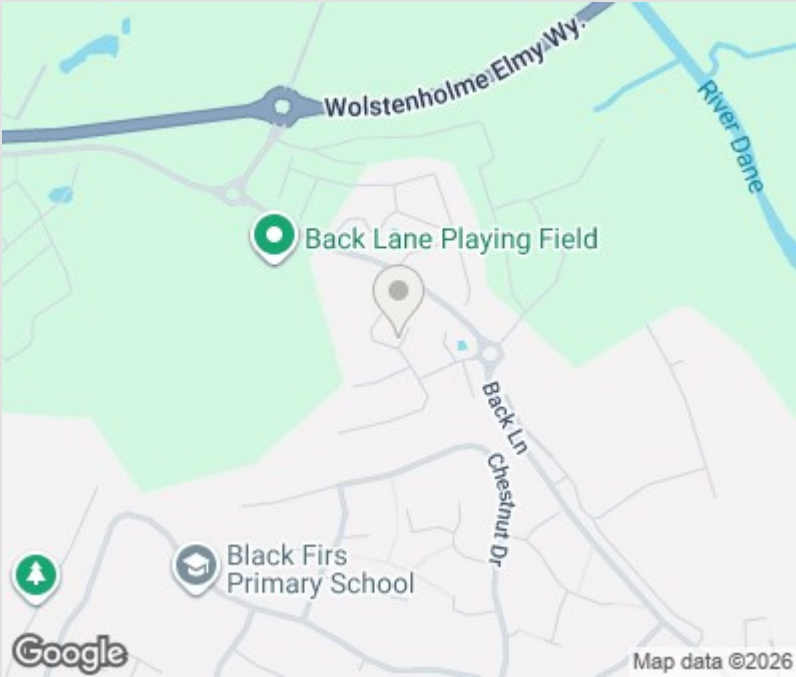




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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