



3 Tamar Close, Congleton, CW12 3RU

£245,000

- Well Maintained Two Double Bedroom Semi- Detached Property
- Good Size Conservatory With Views Of The Gardens
- Extended Driveway Providing Ample off Road Parking
- Shaker Style Fitted Kitchen With Breakfast Bar
- Modern Shower Room
- Close To Countryside Walks & Local Amenities Of Congleton
- Comfortable Lounge With Feature Fireplace
- Good Size Frontage & Lawned Gardens To The Rear
- Offered With No Upward Chain

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A well maintained and perfectly proportioned two double bedroom semi-detached home, ideally positioned for convenient access to local amenities of Congleton town and the local train station, with plentiful countryside walk on your doorstep with Macclesfield canal within walking distance.



Council Tax Band: B



A separate entrance hall greets you, whilst the comfortable lounge creates a bright and sociable heart to the home.

This attractive property offers a welcoming blend of modern living and practical comfort. The spacious open-plan kitchen with a purpose breakfast area is equipped with modern units to suit your everyday needs. Flowing seamlessly into the conservatory, where elevated views over the well-tended rear gardens provide a peaceful backdrop for everyday living.

Upstairs, you'll find two generous double bedrooms, with the main bedroom fitted with sliding wardrobes- each offering ample space for furnishings, alongside a contemporary family shower room.

Externally, the home boasts an extended driveway, providing excellent off-road parking, while the private rear garden offers a delightful space for relaxation or entertaining.

Ideally positioned for nearby shops, schools, and transport links, this superb property is perfectly suited to first-time buyers, downsizers, or investors seeking a home in a popular and convenient location.

Offered with no upward chain a viewing is highly recommended.

Entrance Hallway

Having a UPVC door with access into the entrance hallway, stairs to the first floor landing and access to the ground floor accommodation, double radiator.

Lounge

13'3" x 10'2"

Having a UPVC double glazed bow window to the front aspect.

Feature fireplace with wood effect surround, a mantle and marble effect hearth comprising of gas fire.

Feature beams to the ceiling, double radiator.

Kitchen / Diner

13'4" x 9'2"

Having a UPVC double glazed window to the rear aspect and a UPVC double glazed door with access into the conservatory.

Comprising of a range of shaker style wall cupboard and base units with work surfaces over, incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over, tiled splashback, matching breakfast bar with seating for two. Single oven with gas hob and extractor hood over, space and plumbing for washing machine, space for fridge freezer.

Tiled flooring, double radiator.

Access into a storage cupboard under the stairs.

Conservatory

11'4" x 8'3"

Having a UPVC double glazed window to the sides and rear aspect, with views of the garden, UPVC French doors with access to the patio and gardens, polycarbonate roof, half brick wall, double radiator, power and lighting.

First Floor Landing

Having access to the loft. Storage cupboard housing the water tank with shelving.

Bedroom One

13'1" x 9'4"

Having two UPVC double glazed windows to the front aspect. Sliding fitted wardrobe in the alcove, double radiator.

Bedroom Two

11'1" x 6'11"

Having a UPVC double glazed window to the rear aspect, double radiator.

Family Bathroom

5'10" x 6'2"

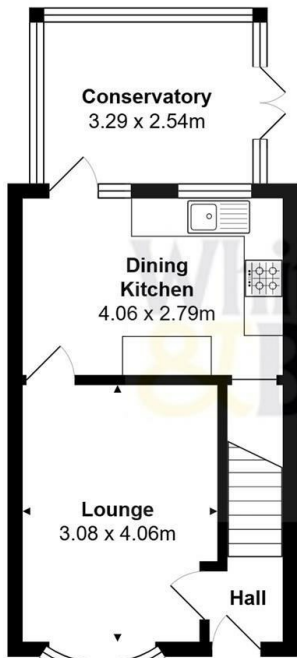
Having a UPVC double glazed, obscure window to the rear aspect. Comprising of a double width shower cubicle with shower over, wall mounted wash hand basin, with storage underneath, WC, double radiator, partially tiled walls, vinyl flooring.

Externally

Having a good size frontage with lawned garden, to the side an extended driveway which continues down the side of the property. At the rear of the property there is lawned garden with a array of mature trees, bushes and plants offering a good degree of privacy.

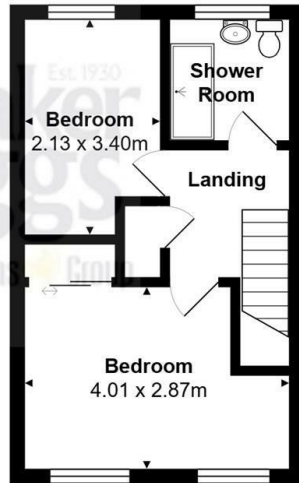






Ground Floor

Total Area: 68.0 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



First Floor



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC