Whittaker & Biggs
Est. 1930
Rostons Group

75B Manchester Road, Congleton, CW12 2HT

Offers Over £250,000

- Well Presented Three Bedroom Semi- Detached Home
- Benefiting From Under Floor Heating Throughout The Ground Floor
- Modern Family Bathroom
- Two Designated Parking Spaces At The Rear Of The Property
- Open Plan Dining Kitchen
- Downstairs Cloakroom
- Low Maintenance Patio Area
- Lounge With French Doors -Direct Access Onto The Patio Area
- Master Bedroom With En-Suite Shower Room
- 7 Year NHBC Guarantee Remaining

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75B Manchester Road, Congleton CW12 2HT

Introducing a delightful semi-detached residence in the heart of Congleton, a home that beautifully combines comfort, light and location. Located in the much sought-after Lower Heath district, this three bedroom property offers an ideal balance for families, professionals or those seeking a sturdy investment.

Situated on the cusp of Congleton town, the property enjoys an enviable position within walking distance of local schools, amenities and green spaces. The immediate neighbourhood is known for its quiet yet accessible setting with the local convenience store within close proximity.

The town of Congleton itself benefits from excellent commuter links, with an excellent range of shops, cafes restaurants along with countryside walks on your doorstep making this home ideal for both lifestyle and convenience.

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Council Tax Band: C

Upon entering this well-proportioned property there is a welcoming entrance hall, the lounge benefits from French doors and for your comfort underfloor heating, perfect for those cooler months, the dining kitchen is fitted with modern units and is also equipped with underfloor heating.

For your convenience there is a downstairs cloakroom, whilst the present occupiers have cleverly incorporated useful space under the stairs allowing room for a tumble dryer if desired.

Onto the first floor there are three bedrooms with the master bedroom furnished with an en-suite shower room, with the modern family bathroom serving the remaining bedrooms.

Externally the property benefits from a low maintenance flagged patio area with direct access to the two allocated parking spaces at the rear and a car charging point.

Manchester Road presents a wholly appealing proposition: a flexible three-bedroom home in a desirable location, priced with value in mind and positioned for future benefit. Whether you are upsizing, relocating or investing, the property offers an excellent platform to make your own, in the heart of one of Cheshire's most engaging towns.

Entrance Hall
Having a composite front entrance door with access into the entrance hallway. Wood effect flooring. Handy storage area under the stairs with space for tumble dryer
Underfloor heating throughout the downstairs with separate controls for individual rooms.

Lounge
15'11" x 11'8"
Having UPVC double glazed French doors with access to the patio area. UPVC double glazed window to the rear aspect.
Underfloor heating.

Dining Kitchen
17'9" x 8'5"
Having a UPVC double glazed window to the front aspect. Having a range of wood effect wall cupboard and base units with work surfaces over incorporating a sink and drainer with mixer tap over. Single oven, electric hob with stainless steel extractor hood over, integrated washing machine. Space for American style fridge freezer. Tiled flooring. Recessed spotlights. Underfloor heating.

Ground Floor Cloakroom
6'5" x 2'10"
Having a UPVC double glazed obscure window to the front aspect. Comprising of a WC with push flush, pedestal wash handbasin with chrome mixer top over, splashback. Vinyl flooring. Underfloor heating.

First Floor Landing
Access to the loft

Master Bedroom
13'9" x 8'9"
Having a UPVC double glazed window to the front aspect. Double radiator. Access to the en-suite.

En-Suite
8'8" x 3'1"
Comprising of a three piece suite featuring a shower cubicle with power shower, fitted with aqua board, pedestal wash handbasin with chrome mixer tap over, WC with push flush. Chrome heated towel rail. Extractor fan. Vinyl flooring.

Bedroom Two
12'2" x 8'9"
Having a UPVC double glazed window to the rear aspect. Double radiator.

Bedroom Three
7'10" x 6'8"
Having a UPVC double glazed window to the rear aspect. Double radiator.

Family Bathroom
6'7" x 6'4"
Having a UPVC double glazed obscure window to the front. Comprising of a three piece suite featuring a panel bath with separate showerhead over, Aqua board to walls incorporating the bath and shower, pedestal wash handbasin with chrome mixer tap over, WC with push flush. Chrome heated towel rail. Extractor fan. Vinyl flooring. .

Externally
To the rear of the property there is a paved fully enclosed patio area.
Gate with access to the allocated parking spaces for 2 vehicles.
Car charging point.

Notes- Property connected to a septic tank.

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.

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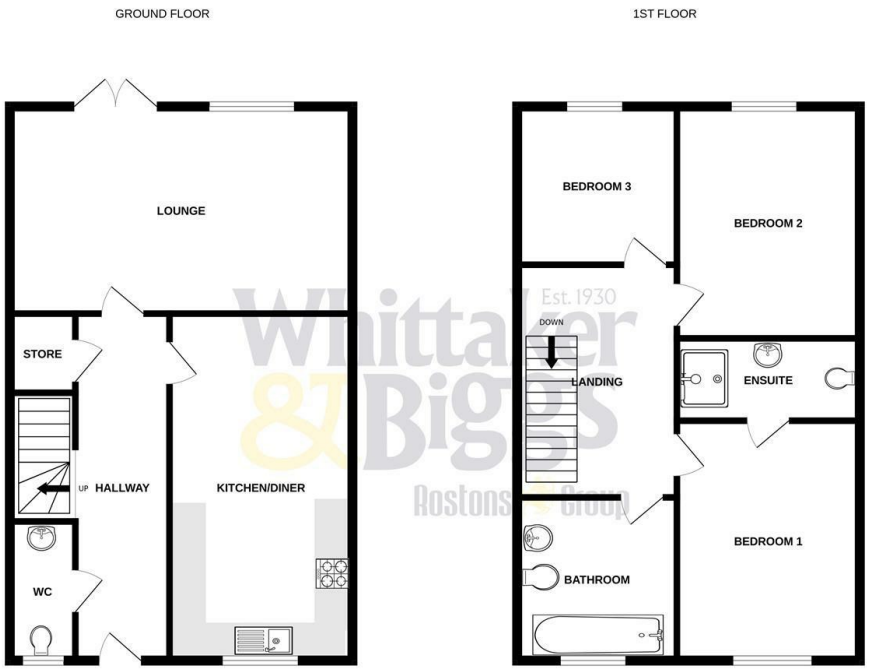

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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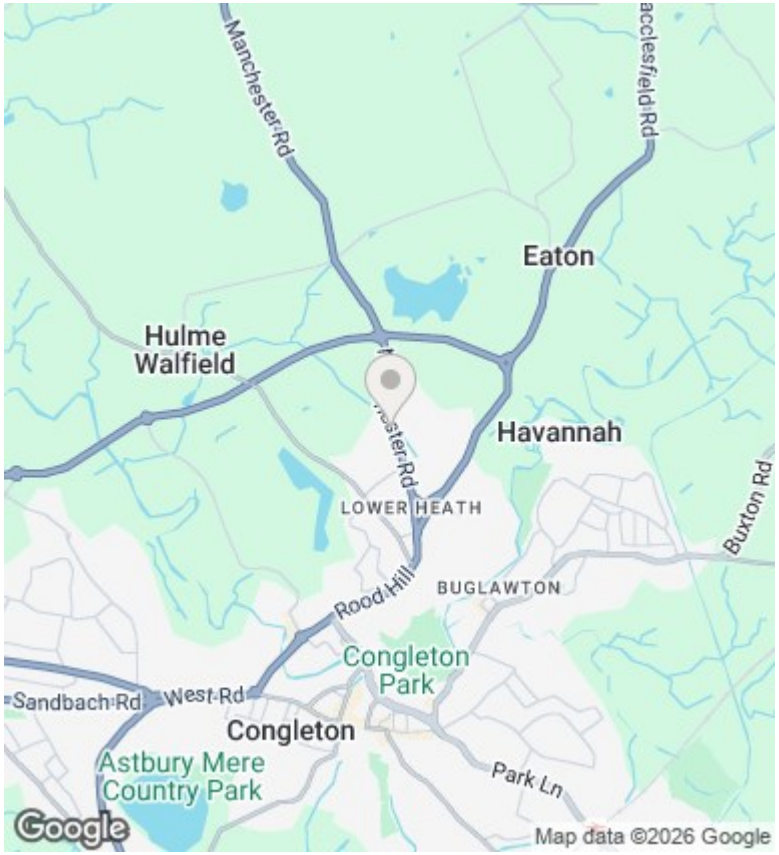


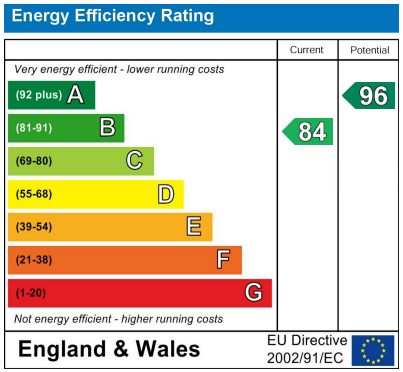
Directions

Viewings

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

Council Tax Band

C



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