



97 Edinburgh Road, Congleton, CW12 3EN

£195,000

- Semi Detached House
- Generous Kitchen / Diner
- Off Road Parking
- Well Established Residential Location
- Three Bedrooms
- Separate WC
- Beautifully Landscaped Gardens
- Well Proportioned Accommodation
- Modern Shower Room
- Generous Corner Plot

97 Edinburgh Road, Congleton CW12 3EN

A much-loved family home occupying a generous corner plot with beautifully established gardens that have been a true labour of love for many years.

Situated in a well-established residential location, this spacious three-bedroom semi-detached home offers well-proportioned accommodation throughout, making it an ideal purchase for families, first-time buyers or those looking to create a home of their own.



Council Tax Band: A



The accommodation briefly comprises a welcoming entrance hall, a spacious dual-aspect lounge featuring an attractive fireplace, and a generous kitchen / diner fitted with an extensive range of shaker style units, providing ample workspace together with plenty of room for family dining .To the first floor are three well proportioned bedrooms, two of which are comfortable doubles, together with a separate WC and a modern shower room.

Occupying an enviable corner plot, the property enjoys beautifully landscaped gardens to both the front and rear. Lovingly cultivated over many years, the gardens are filled with mature shrubs, established planting and colourful borders, creating a peaceful outdoor retreat. A driveway provides off-road parking and leads to a detached garage.

Whilst beautifully maintained throughout, the property also offers exciting potential for a purchaser to modernise and personalise to their own taste, creating a wonderful long-term family home.

Early viewing is highly recommended to fully appreciate the generous plot, established gardens and excellent potential on offer.

Entrance Hall

13'3" (into storage cupboard) x 6'6"

Having a modern UPVC double glazed entrance door with decorative glazed inserts, UPVC double glazed leaded window to the front aspect, radiator, useful storage cupboard and staircase rising to the first floor landing.

Kitchen / Diner

13'1" x 10'4"

Fitted with a range of shaker-style oak effect wall and base units incorporating fitted work surfaces over with a single drainer stainless steel sink unit and mixer tap. Space for

an electric cooker, plumbing for a washing machine and space for a side-by-side fridge freezer. Extractor fan, tiled flooring, partially tiled walls, radiator, UPVC double glazed leaded window to the rear aspect and UPVC double glazed rear entrance door with half glazed leaded panel. Ample space for a dining table and chairs.

Lounge

17'4" x 10'10"

A spacious dual aspect reception room having UPVC double glazed leaded windows to both the front and rear aspects, coving to the ceiling, radiator and a feature stone effect fireplace with timber mantel incorporating display shelving, housing a gas fire set upon a marble effect hearth.

First Floor Landing

Having access to the loft space, coving to the ceiling, UPVC double glazed obscured window to the rear aspect and built-in storage cupboard with shelving.

Separate WC

Fitted with a white low-level WC, fully tiled walls and floor, and UPVC double glazed obscured window to the rear aspect.

Shower Room

Comprising an enclosed shower cubicle fitted with a Mira electric shower, pedestal wash hand basin, fully tiled walls, radiator and UPVC double glazed obscured window to the rear aspect.

Bedroom One

10'1" x 11'4"

Having a UPVC double glazed leaded window to the front aspect, coving to the ceiling, radiator, built-in wardrobes with sliding mirrored doors and built-in airing cupboard housing the hot water cylinder.

Bedroom Two

11'0" x 9'3"

Having a UPVC double glazed leaded window to the front aspect and radiator.

Bedroom Three

7'8" x 8'0"

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

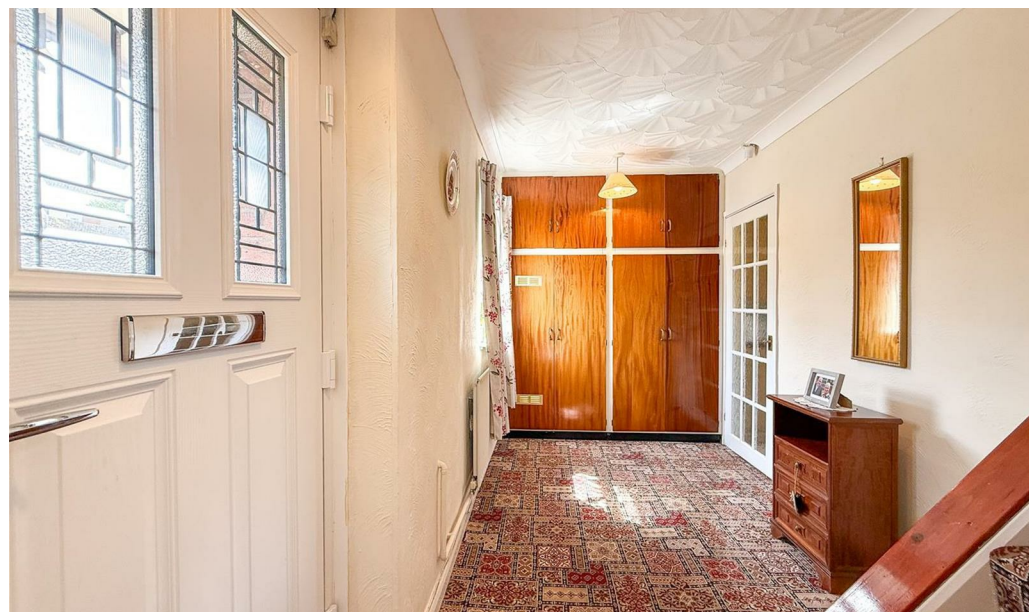
External Description

Occupying a generous corner plot, the property is approached via a beautifully maintained front garden, predominantly laid to decorative gravel with an abundance of mature shrubs, flowering borders and established planting that provide colour and interest throughout the seasons. A driveway offers off-road parking and leads to a detached garage, whilst gated side access leads through to the rear garden.

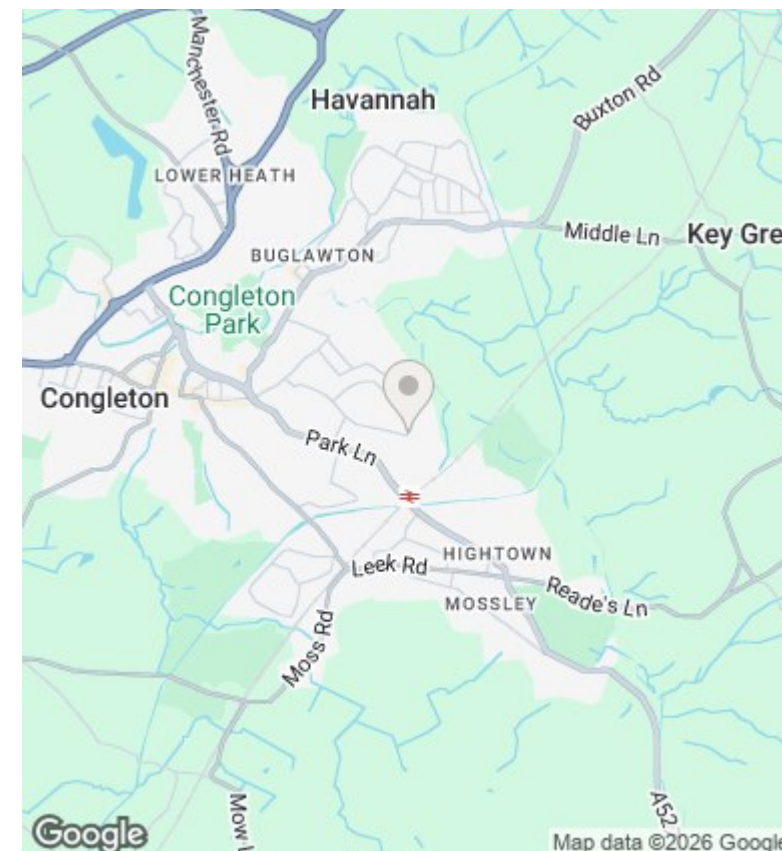
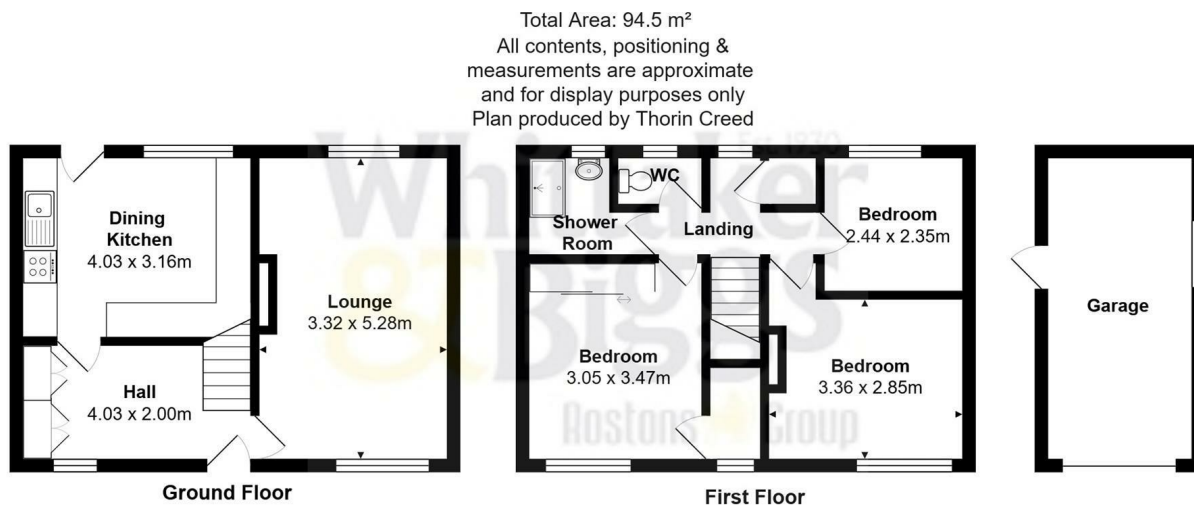
The rear garden continues the same high standard of presentation, enjoying an excellent degree of privacy with generous paved seating areas, raised borders, ornamental trees and beautifully established planting. Lovingly nurtured over many years, the gardens are a true labour of love and provide a peaceful setting for relaxing or entertaining, whilst remaining practical and easy to maintain.

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.







Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		