



STEPHENSON BROWNE

## Buxton Road, Congleton

CW12 2DX



Offers Over £450,000

## DESCRIPTION

This beautifully presented four-bedroom semi-detached home has been thoughtfully renovated throughout by the current owners, creating a stylish, spacious and truly move-in-ready family home, set on a fantastic plot. Blending modern living with touches of character, the property enjoys a sought-after location in Buglawton, within easy reach of Congleton town centre, while also being within walking distance of The Church House pub and well-regarded local schools, perfect for families and those seeking convenience without compromising on lifestyle.

Internally, the home has been extended over the years to provide an impressive amount of ground floor space. A cosy lounge featuring a log-burning stove offers the perfect place to unwind, while a generous dining area flows seamlessly into the contemporary breakfast kitchen, creating a sociable hub ideal for both everyday living and entertaining guests. A separate utility room and downstairs WC add further practicality.

To the first floor, there are four well-proportioned bedrooms, with the main bedroom benefitting from an en-suite, and bedroom two featuring fitted wardrobes. A modern three-piece family bathroom serves the remaining bedrooms. In addition, a versatile loft room provides an excellent space for a home office, snug or study, ideal for today's flexible lifestyles.

Externally, the property continues to impress with a spectacular private rear garden, offering something for everyone. A paved and decorative stone patio sits at the base, perfect for outdoor seating, with steps leading up to a lawned area and further seating space ideal for summer evenings, entertaining or family time. At the top, an elevated decking area with a wooden storage shed enjoys lovely views



back over the property, creating a peaceful retreat. To the front, ample off-road parking is available via the driveway and car port leading to a storage space and gated side access to the rear garden, with additional on-street parking also available.



# ROOM DESCRIPTIONS

## GROUND FLOOR

### Entrance Hall

External front entrance door, UPVC double glazed window to the side elevation, central heating radiator, herringbone wood effect flooring, providing access to further ground floor accommodation and stair access to the first floor accommodation.

### Lounge (into bay)

14'4" x 12'5"

UPVC double glazed walk in bay window to the front elevation, log burning stove with wooden mantel piece, ceiling light fitting, carpet flooring, central heating radiator, power points, double door access into the dining room.

### Dining Room

15'7" x 11'4"

UPVC double glazed window to the side and rear elevation, ceiling spotlights and ceiling light fitting, laminate wood effect flooring, under stair storage cupboard, central heating radiator, power points.

### Breakfast Kitchen

18'9" x 12'3"

Stylish fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, gas hob with extractor over, integrated eye level double oven, integrated dishwasher, space to house a large fridge freezer, ample power points, ceiling spotlights, two wall light fittings, laminate wood effect flooring throughout, UPVC double glazed windows to the rear and side elevation, central heating radiator, French doors leading out into the garden, direct access into the utility room and downstairs WC.

### Utility

8'4" x 5'1"

Comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, space and plumbing to house washing machine and dryer, central heating radiator, ceiling spotlights, ceramic tiled flooring, UPVC double glazed window to the side elevation.

### WC

5'1" x 3'11"

Low level WC, hand wash basin with mixer tap and storage underneath, half tiled walls throughout, heated towel rail, ceiling light fitting, ceramic tiled flooring. UPVC double glazed window to the side elevation.

## FIRST FLOOR

### Landing

Providing access to all first floor accommodation and stair access to the loft room, ceiling light fitting, carpet flooring. power point.

### Bedroom One

12'8" x 12'5" (into bay)

UPVC double glazed bay window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points, direct access into the En suite.

### En Suite

5'1" x 3'10"

Modern shower suite comprising vanity unit hand wash basin with mixer tap, wall mounted LED mirror, walk in mains mixer shower with tiled splash back and removable shower head, heated towel rail, extractor fan, ceiling spotlights.



**Bedroom Two**

13'5" x 9'1"  
UPVC double glazed window to the rear elevation, fitted wardrobes, central heating radiator, carpet flooring, ceiling light fitting, power points.

**Bedroom Three**

12'7" x 10'5" max  
UPVC double glazed window to the front elevation, two ceiling light fittings, carpet flooring, central heating radiator, power points.

**Bedroom Four**

12'7" x 7'0"  
UPVC double glazed window to the rear and side elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

**Bathroom**

10'0" x 6'1"  
Three piece modern suite comprising low level WC, vanity unit hand wash basin with mixer tap, wall mounted LED mirror, low level bath with mixer tap and mains shower above with removable shower head, tiled walls throughout, tile effect flooring, heated towel rail, ceiling spotlights, storage cupboard, UPVC double glazed window to the rear elevation.

**SECOND FLOOR**

**Loft Room**

15'9" x 11'6"  
Two ceiling light fittings, skylight, both sides providing full length eave storage space, carpet flooring, power points.

**Externally**

Externally, the property boasts a private rear garden arranged over multiple levels. A paved and decorative stone patio provides a great space for outdoor seating, with steps leading up to a lawned area and additional seating. At the top of the garden, an elevated decking area with a wooden storage shed enjoys pleasant views over the property. To the front, there is ample off-road parking via a driveway and car port, which leads to a useful storage space, along with gated side access to the rear garden and additional on-street parking available.

**Tenure**

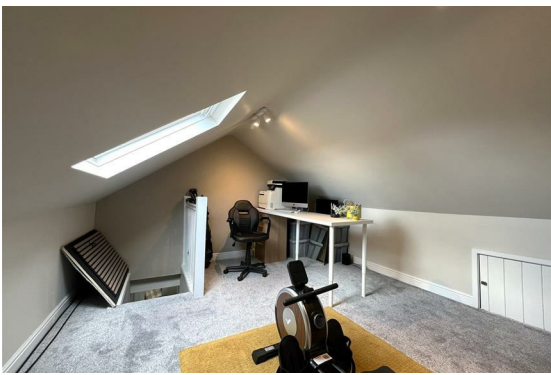
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

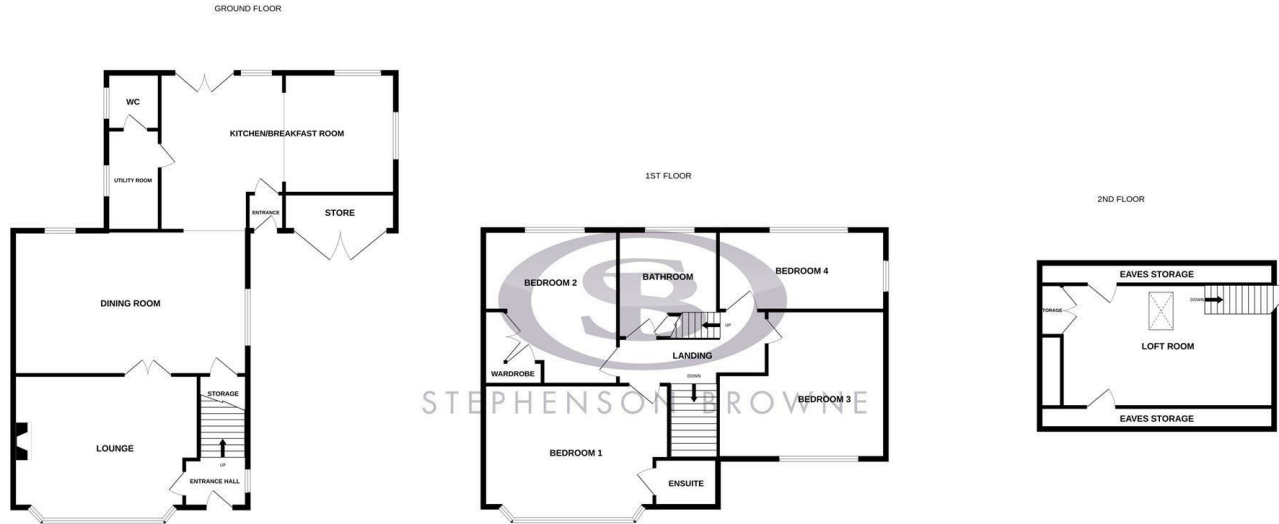
For a FREE valuation please call or e-mail and we will be happy to assist.

**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.



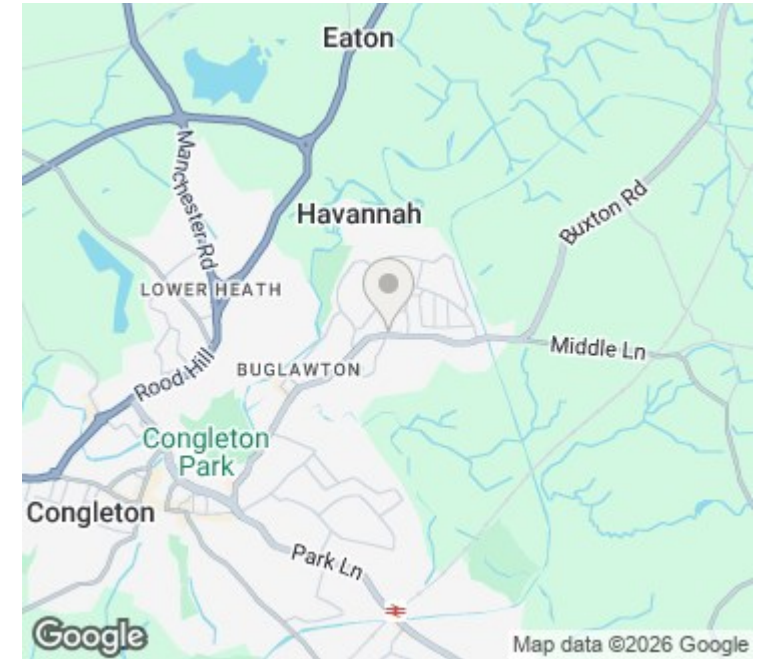
# Floorplans



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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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# Area Map



# EPC Rating

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>61</b>                                      | <b>England &amp; Wales</b>                                      |
|   |                         | <b>72</b>                                      | EU Directive 2002/91/EC   |

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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