



9 Fields Road, Congleton, CW12 3BA

£275,000

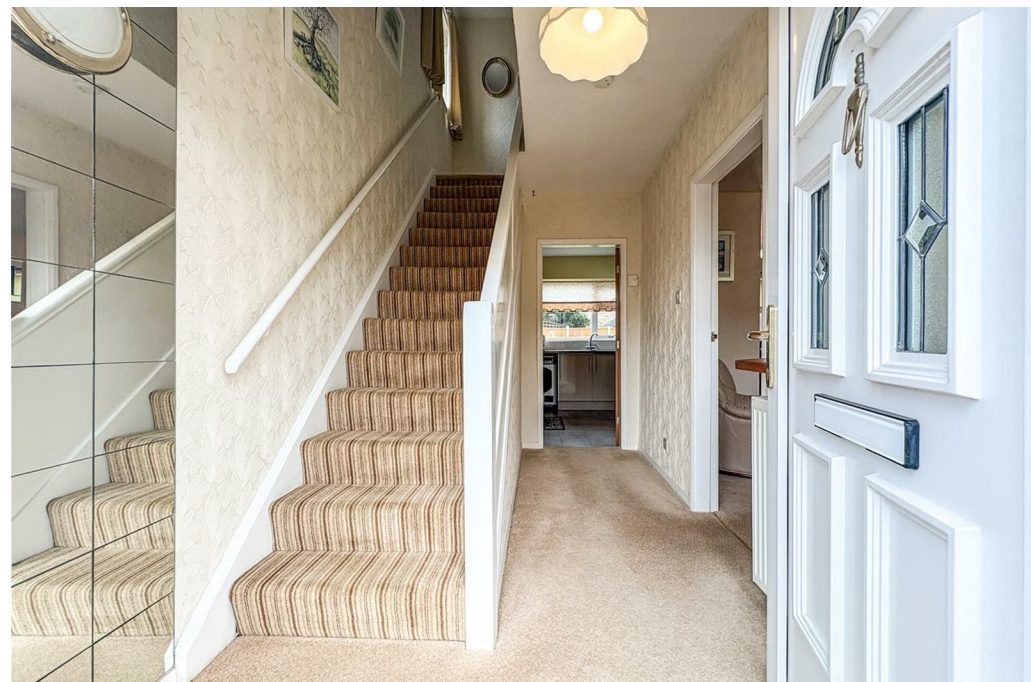
- Well Maintained Three Bedroom Semi Detached Home
- Handy Storage Cupboard Under the Stairs
- Beautifully Presented Gardens & Patio Areas
- Offered With No Upward Chain
- Open Plan Lounge with Feature Fireplace & A Defined Dining Area
- Two Double Bedrooms & One Single Bedroom
- Detached Garage & Ample Off Road Private Parking
- Modern Equipped Kitchen With Integral Appliances
- Furnished Shower Room
- Close To Local Amenities & Countryside Walks

9 Fields Road, Congleton CW12 3BA

This well presented three-bedroom semi-detached home occupies a sought-after location, conveniently positioned close to local amenities whilst enjoying easy access to picturesque countryside walks.



Council Tax Band: C



The accommodation is well planned and spacious throughout, comprising of a welcoming entrance hallway, a bright and airy open-plan lounge with a defined dining area, and a modern fitted kitchen complete with a range of integrated appliances.

To the first floor, a generous landing provides access to three well-proportioned bedrooms and a modern furnished family shower room.

The property has been well maintained throughout and is ready for immediate occupation and is offered with no onward chain.

Externally, the home benefits from beautifully landscaped gardens to both the front and rear, featuring deep, well-stocked borders filled with an attractive array of mature shrubs, flowering plants, and seasonal interest. Access is via double gates providing ample off-road private parking via a spacious driveway, which in turn leads to a detached garage.

An excellent opportunity to acquire a well-proportioned family home in a highly desirable residential setting.

Entrance Hallway

Having a UPVC double glazed door and UPVC double glazed obscure windows to the side. Access into the entrance hallway with stairs to the first floor accommodation and access to the ground floor. Double radiator.

Lounge/ Dining Room

21'1" into 11'6" x 12'7"

Having dual aspect UPVC double glazed windows to the front and rear.

Feature fireplace housing a coal effect gas fire with brass surround seated on marble effect hearth with mantle and surround

Traditional opening hatch opening into the kitchen.

Two double radiators.

Kitchen

8'11" 9'10"

Having a UPVC double glazed window to the rear aspect and a UPVC door to the side with access to the driveway, detached garage and gardens.

Comprising of a range of 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 splashbacks. Double oven. Hob with extractor hood over. Integral fridge and freezer. Space and plumbing for washing machine.

Tiled flooring.

Wall mounted Dimplex heater.

Handy storage cupboard under the stairs with shelving. Housing the gas and electric meter.

Having a single glazed obscure window to the side aspect. Vinyl flooring. Lighting and power.

First Floor Landing

Having a UPVC double glazed window to the side aspect. Access to the bedrooms, family bathroom and to the loft.

Bedroom One

10'8" x 10'5"

Having a UPVC double glazed window to the front aspect.

Double radiator.

Bedroom Two

10'3" x 9'3"

Having a UPVC double glazed window to the rear aspect.

Double radiator.

Bedroom Three

8'7" x 7'1"

Having a UPVC double glaze window to the front aspect. Double radiator.

Family Bathroom

9'10" x 5'4"

Having a UPVC double glazed window to the rear aspect.

Comprising of a three-piece suite featuring a corner shower cubicle with shower over, countertop basin sat on a vanity unit with storage underneath, WC with push flush. Chrome heated radiator. Recessed downlights. Handy storage cupboard with shelving.

Vinyl floor flooring. Partially tiled walls.

Detached Garage

16'11" 9'11"

Having an up and over door- access into the garage. Comprising of single glazed window to the rear and side aspect. Power and lighting.

Access via a wooden door to the back of the garage onto a spacious patio area.

Externally

Having a superb frontage with lawned garden - borders equipped with a wide range of shrubs and plants offering colour throughout the seasons.

Private double gates with access onto a tarmac driveway providing parking for multiple vehicles/ caravan /motor home if desired.

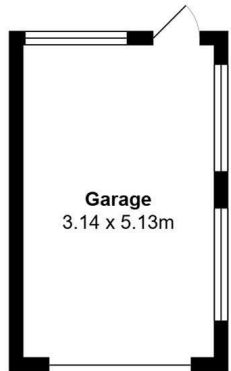
To the rear of the property there is a patio area and a well maintained lawned garden featuring deep borders-well stocked with shrubs, flowering plants and ornamental foliage- to the rear of the garage there is an additional paved area.

AML REGULATIONS

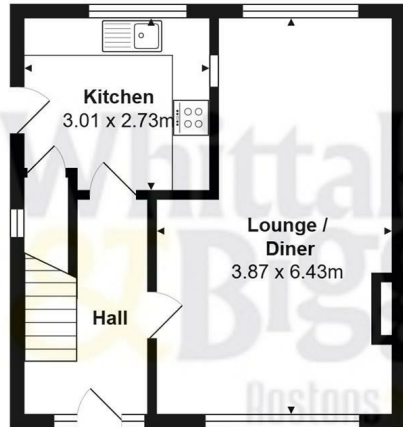
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from 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.



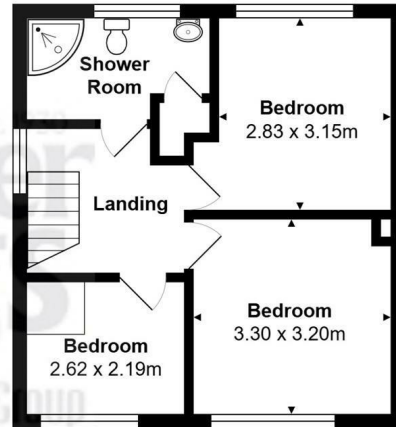




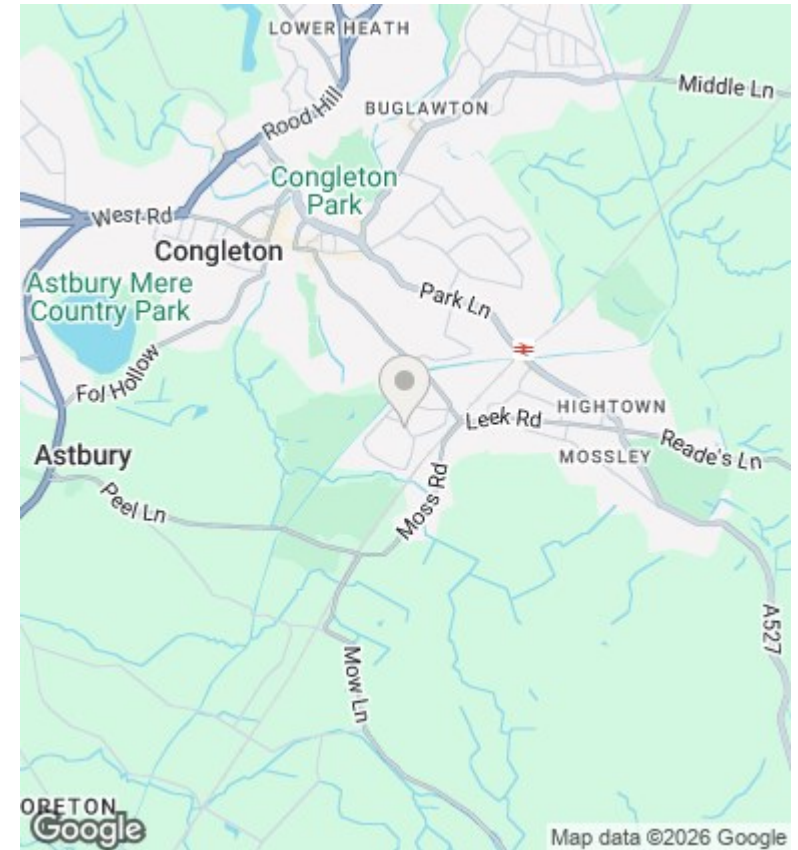
All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed
 Total Area: 94.5 m²



Ground Floor



First Floor



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	