



# JAMES PARSONS

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Edinburgh Road, Congleton, CW12 3EN

£315,000

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Quote Ref: JP0881 - A modern detached bungalow constructed in 2022, this particular bungalow has been maintained and appointed to an exceptional standard and is ready to move into, there have also been some upgrades which now offers a splendid home that is ready to move into.

Edinburgh House is approached via a long gated driveway creating a tranquil and peaceful setting and has the added benefit of not being seen from the road, this occupying a secluded position. The driveway provides ample off road parking for a number of vehicles. It also has access all around the home. To the rear there is a private fully enclosed garden which has an area laid to lawn, a range of flower beds and a patio area for which is ideal for alfresco dining and to enjoy a cold wine on a warm day. There is an outside shed and this will be included.

Internally this home is superb being superbly presented, and there are a range of velux windows for flood the home with an abundance of natural light. A viewing is a must not only to fully appreciate the gardens but also the accommodation on offer which in brief comprises a spacious entrance hall which separates the day and night time accommodation and includes a range of storage cupboards. There is a spacious lounge which has double doors leading into the garden and opens to the kitchen which is fitted with a range of quality units and has a breakfast bar. There are two double bedrooms and both of them have fitted wardrobes. The bathroom is appointed with a three piece suite in white. There is a cupboard which houses the washing machine and has space for storage.

Congleton is a vibrant market town surrounded by the Cheshire and Staffordshire countryside. It is another friendly town that thankfully has retained its identity and very much a modern and community conscious town with a museum, award winning park, two golf clubs, several sports clubs and the leisure centre. There are an excellent selection of primary and secondary schools.

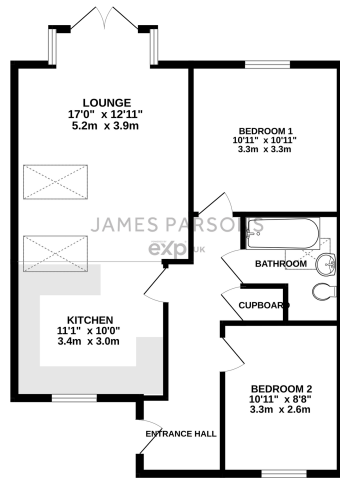
There are a variety of shopping facilities, local restaurants and public houses in the area. For the commuter, there is easy access to Congleton railway station and the Motorway network and this has been enhanced by the new link road. Macclesfield is 15 minutes away, being a town with more comprehensive facilities, offers direct Inter-City rail services to Manchester and London on an almost hourly basis on weekdays. This combined with Congleton railway station and the local bus routes you will have no problem getting to where you want to go.

TENURE - FREEHOLD

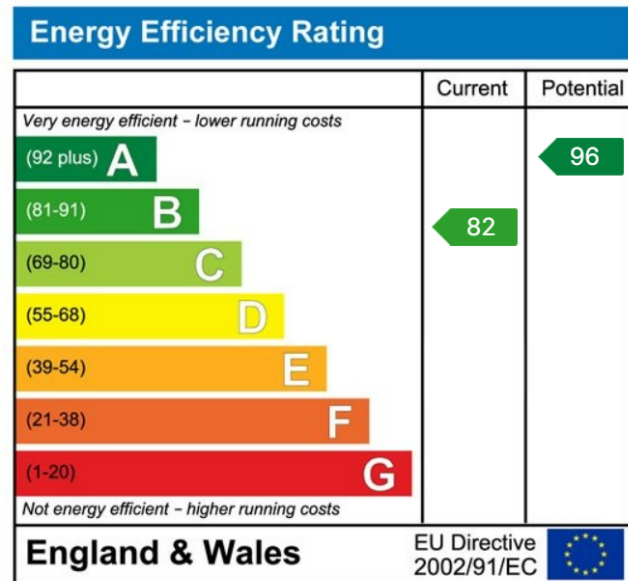
COUNCIL TAX BAND 'C'



GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



- Detached Bungalow
- Private Gated Driveway
- Ample Parking
- Private Gardens
- Impressive Accommodation
- Superbly Appointed
- Spacious Lounge
- Superb Kitchen with Breakfast Bar
- Two Bedrooms with Fitted Wardrobes
- Set Back & Secluded



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