38 BEATTY DRIVE, CONGLETON, CW12 2ER

£299,950

STEPHENSON BROWNE

This beautifully renovated three-bedroom link-detached bungalow is offered for sale with NO ONWARD CHAIN, providing spacious and modern living throughout, with stunning open countryside views to the rear creating a truly enviable outlook. Ideally positioned in the sought-after area of Buglawton, the property enjoys easy access to local amenities, reputable schools, picturesque countryside walks, and excellent transport links.

Upon entering, you are welcomed into a bright and inviting hallway which leads through to a generous lounge/dining room, complete with useful storage and an ideal layout for both relaxing and entertaining. The contemporary kitchen is thoughtfully designed and fitted with a range of stylish units, complemented by integrated NEFF appliances, offering both practicality and modern appeal.

All three bedrooms are well proportioned, with the principal bedroom benefiting from its own En suite shower room. A modern three-piece family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. To the front, there is ample off-road parking for multiple vehicles alongside a well-maintained lawn and a wooden shed providing additional outdoor storage. The garden wraps around the side of the property to the rear, where convenient side access is also available. The rear garden is predominantly laid to lawn, complemented by mature trees and uninterrupted views over open countryside, creating a spectacular setting to relax and enjoy during the summer months.

Hallway
External composite front entrance door, entrance matting, carpet flooring, central heating radiator, ceiling spotlights, loft access, power point.

Lounge/Dining Room
20'6" x 15'6"
Two UPVC double glazed windows to the rear elevation, two ceiling light fittings, two central heating radiators, carpet flooring, ample power points, access to storage cupboard.

Kitchen
15'6" x 8'6"
Contemporary fitted Kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, integrated dishwasher, NEFF eye level oven/grill, NEFF four ring induction hob with extractor hood, space and plumbing for a washing machine and dryer, space for fridge freezer, central heating radiator, ceiling spotlights, wood effect flooring, ample power points, UPVC double glazed window to the front and rear elevation, external rear access door.

Bedroom One
16'11" x 8'9"
Two UPVC double glazed windows to the side elevation, two ceiling light fittings, central heating radiator, carpet flooring, power points, direct access into the En suite.

En Suite
8'8" x 4'8"
Three piece suite comprising vanity unit with low level WC, hand wash basin with mixer tap and storage underneath, walk in mains shower with removable and fitted shower head and paneled splash back, ceiling spotlights, extractor fan, wood effect flooring, UPVC frosted window to the side elevation, chrome heated towel rail, wall mounted mirror.

Bedroom Two
11'8" x 7'7"
UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bedroom Three
10'5" x 8'5"
UPVC double glazed window to the side elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bathroom
9'0" x 6'6"
Three piece suite comprising vanity unit with low level WC, integrated hand wash basin with mixer tap and storage underneath, large low level bath with mains shower above, paneled splash back and removable shower head, ceiling spotlights, wood effect flooring, chrome heated towel rail, wall mounted mirror, extractor fan.

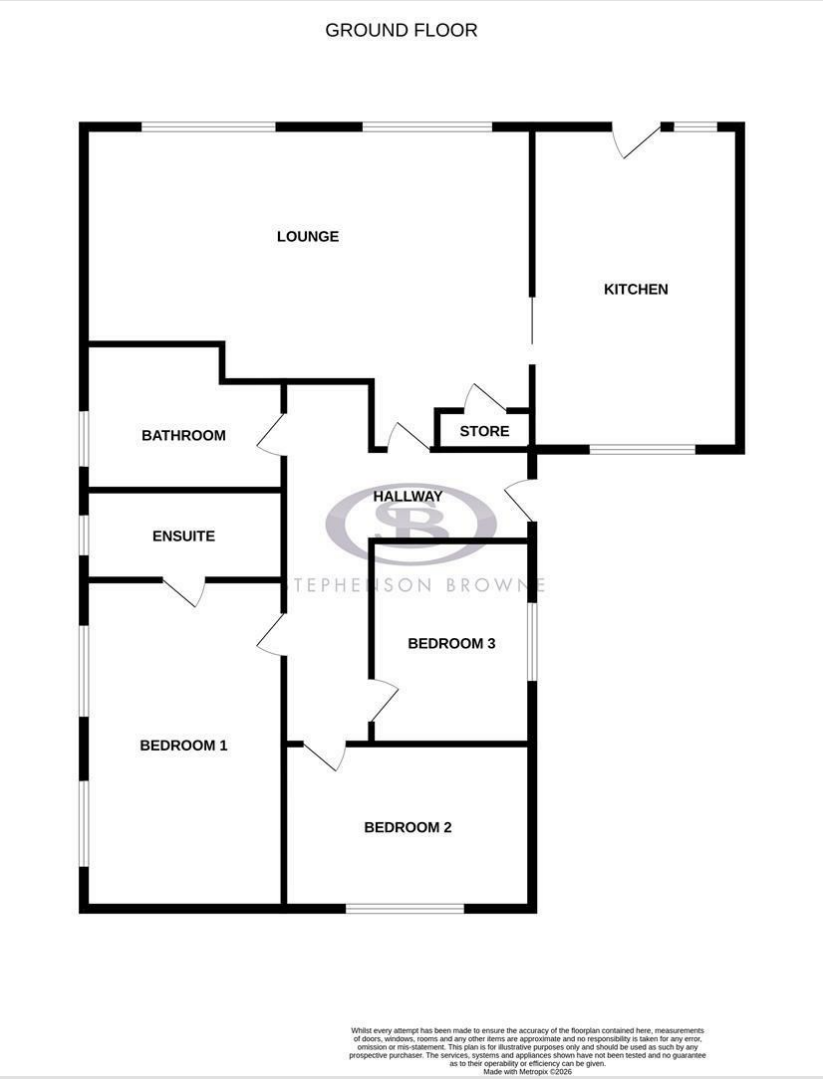
Externally
To the front of the property is a brick paved driveway with ample parking available in tandem, to the left hand side is a laid to lawn area housing a wooden shed great for outdoor storage with side access available into the rear garden. To the rear the garden is mostly laid to lawn with a paved patio walk way. The rear garden offers fantastic views over open countryside a great space to enjoy in the upcoming summer months.

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.

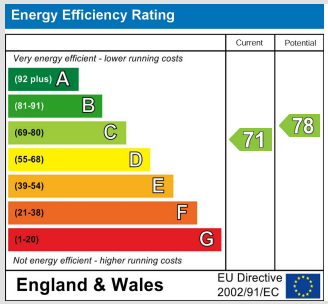
Need to Sell?
For a FREE valuation please call or e-mail and we will be happy to assist.

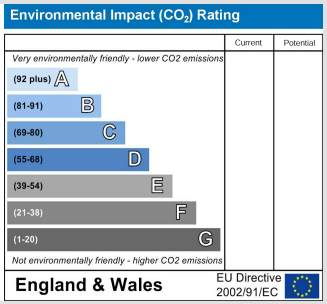
AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks 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.

Floor Plan



Area Map





Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

21 High Street, Congleton, Cheshire, CW12 1BH
T: 01260 545600
E: congleton@stephensonbrowne.co.uk
W: www.stephensonbrowne.co.uk

STEPHENSON BROWNE