



## 30 Harebell Drive, Congleton, Cheshire, CW12 4FA

Asking Price £325,000

- Perfectly Located Three Bedroom Detached Home
- Lounge With Dual Aspect Windows
- Modern Family Bathroom
- Within Catchment Area Of The Quinta Primary & Congleton High School
- Spacious Dining Kitchen With Patio Doors On To The Garden Area
- Separate Utility Room & Downstairs Cloakroom
- Separate Garage With Driveway
- Open Countryside Views With Rural Walks On your Doorstep
- Master Bedroom With Fitted Sliding Wardrobes & En-suite Shower Room
- Close To The Local Amenities Of West Heath



# 30 Harebell Drive, Congleton CW12 4FA

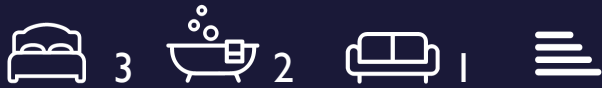
\*\*\*UNEXPECTEDLY BACK ON THE MARKET DUE TO CHAIN BREAK\*\* \*\*STAR BUY, REDUCED BY £25,000 FROM ORIGINAL LISTING PRICE, MAKING IT ONE OF THE MOST COMPETITIVELY PRICED THREE BEDROOM DETACHED HOMES ON THE MARKET\*\* PRIME LOCATION WITH FANTASTIC SCENIC WALKS IMMEDIATELY ON YOUR DOORSTEP.\*\* This superbly located home is sure to tick all the right boxes, commanding a corner plot with delightful uninterrupted countryside views to the side of the home.

This well-proportioned home comprises of a welcoming entrance hallway, superb size lounge with dual aspect windows allowing all the natural light to flood through.

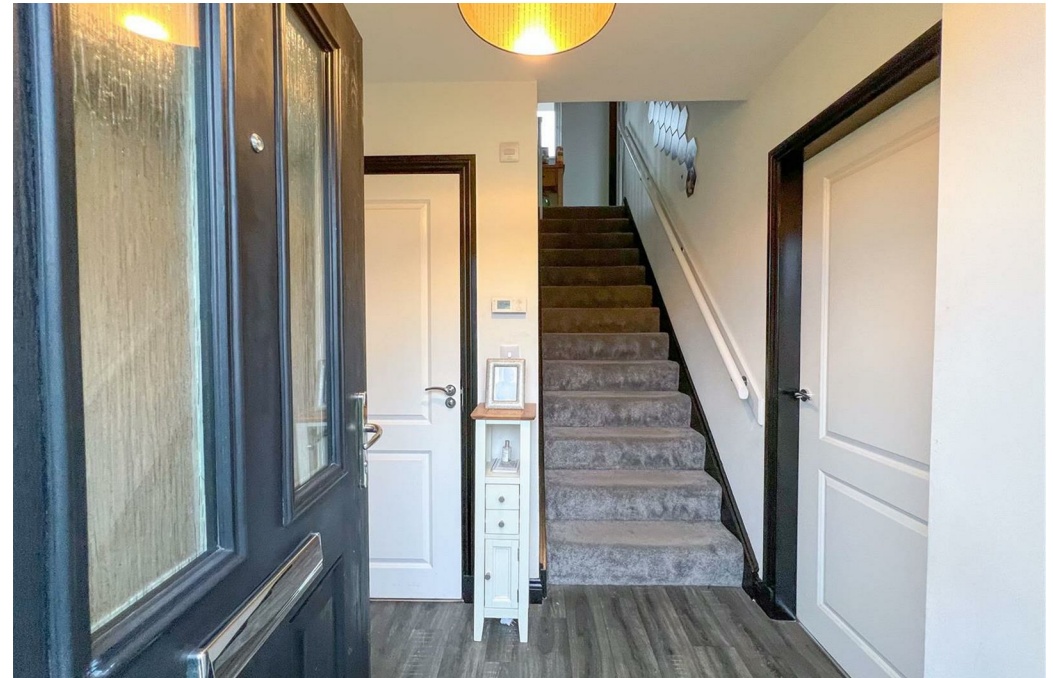
The open plan dining kitchen offers a great space for entertaining, featuring on-trend gloss units and integral appliances, there is the added benefit of a defined living area to sit and relax too.

For your convenience there is a separate utility area with space for washing appliances and a separate downstairs cloakroom.

To the first floor there are three bedrooms with the master bedroom equipped with an ensuite shower room and fitted mirrored sliding wardrobes, bedroom two is also furnished with purpose-built wardrobes and to complete the first floor there is a modern family bathroom.



Council Tax Band: D



### **Entrance Hallway**

Entrance hallway having a composite front entrance door with access to the ground floor and first floor landing. Wood effect Flooring. Radiator.

- Size : -

### **Lounge**

17'6" x 10'8"

Having 2x UPVC double glazed windows to the side and front aspect. Double radiator.

- Size : - 17' 6" x 10' 8" (5.34m x 3.25m)

### **Dining Kitchen**

17'6" x 9'9"

Having a range of white gloss wall cupboard and base units with work surfaces over with incorporating upstands, stainless steel one and a half bowl sink and drainer with chrome mixer top over, integral AEG gas hob with stainless steel extractor hood over, AEG oven/ combination microwave and grill. Integral fridge and separate freezer, dishwasher. Boiler housed in a concealed unit. UPVC double glazed window to the front and side aspect and UPVC triple glazed French doors with access to the patio area. Wood effect vinyl flooring. Double radiator.

- Size : - 17' 6" x 9' 9" (5.33m x 2.97m)

### **Cloakroom**

6'3" x 3'10"

Having a two piece suite comprising of a low-level WC with push flush, wall mounted wash hand basin with chrome mix top over. Radiator. Extractor fan. Recessed downlights. Wood effect vinyl flooring.

- Size : - 6' 3" x 3' 10" (1.90m x 1.18m)

### **Utility Room**

7'8" x 7'1"

Having a composite side access door with access to the garden.

Space and plumbing for washing machine & dryer with work surfaces over. Handy storage cupboard. Wood effect vinyl flooring. Radiator.

- Size : - 7' 8" x 7' 1" (2.34m x 2.16m)

### **First Floor Landing**

Having a UPVC double glazed obscure window to the rear aspect.

Access to the loft. Storage cupboard housing the water tank. Radiator.

- Size : -

### **Master bedroom**

10'9" x 12'2"

Having a UPVC double window to the side aspect. Bespoke fitted double wardrobe with sliding mirror doors. Additional storage cupboard with hanging space and shelving. Radiator. Access to the en-suite -

- Size : - 10' 9" x 12' 2" (3.27m x 3.70m)

### **En-Suite**

5'1" x 7'1"

Having a UPVC double glazed obscure window window to the front aspect.

Featuring a 3 piece suite comprising of a double width shower cubicle, hidden cistern with push flush, countertop basin and sat on a vanity unit with storage underneath. Recessed downlights. Extractor fan. Chrome heated towel rail. Vinyl flooring.

- Size : - 5' 1" x 7' 1" (1.54m x 2.16m)

### Bedroom Two

10'4" x 9'7"

Having a UPVC double glazed window to the side and front aspect with views of the open fields. Bespoke fitted double wardrobe with sliding mirrored doors.

Radiator.

- Size : - 10' 4" x 9' 7" (3.15m x 2.93m)

### Bedroom Three

12'4" x 7'5"

Having a UPVC double glazed window to the side aspect. Double Radiator. - Size :

- 12' 4" x 7' 5" (3.76m x 2.25m)

### Family Bathroom

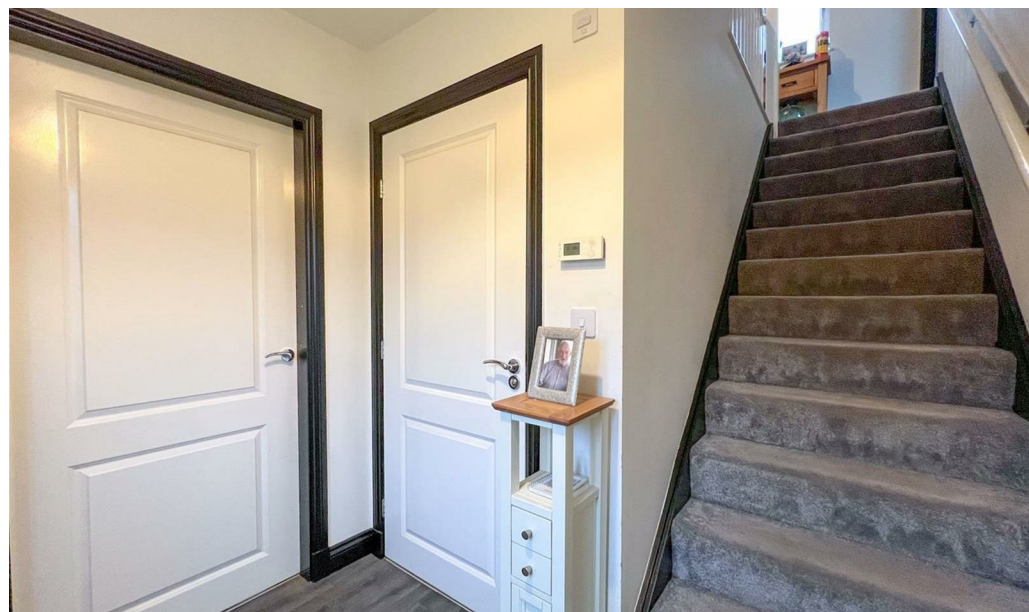
Having a UPVC double glazed obscure window to the front aspect.

Featuring a three piece suite comprising of a panelled bath with separate rainfall showerhead over, hidden cistern with push flush, countertop basin sat on a vanity unit with storage underneath. Radiator. Recessed downlights. Extractor fan. Vinyl flooring.

- Size : -

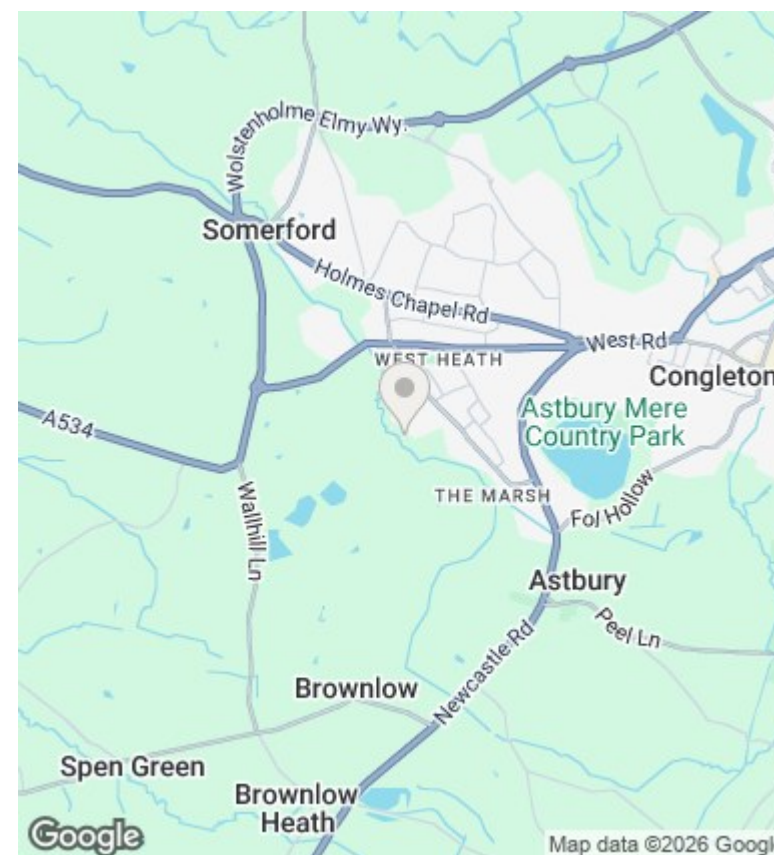
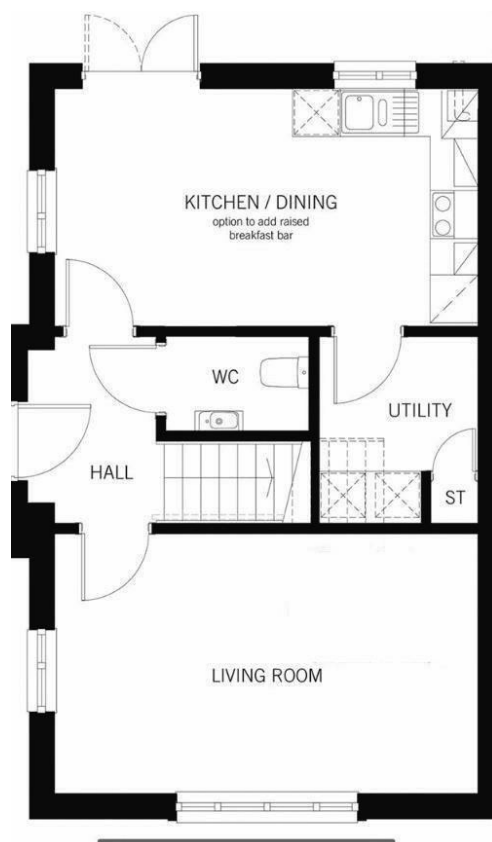
### Externally

Having a detached garage to the side with parking. A fully enclosed lawned garden with an additional raised patio area with metal fencing- access to the property via french doors and side access door. - Size : -









## Directions

## Viewings

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

## Council Tax Band

D

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