



## 9 Trinity Place, Congleton, CW12 3JB

Offers In Excess Of £350,000

- Beautifully Presented Three Bedroom Semi Detached Home
- Handy Utility Room & Separate WC
- Landscaped Garden & Decking Area
- Well Regarded & Sought After Location
- Spacious Sized Open Plan On Trend Kitchen/Dining Room/ Family Room
- Modern Family Bathroom
- Gravelled Driveway Providing Off Road Parking For Vehicles
- Separate Lounge With Feature Fireplace
- Planning Permission Granted To Extend To A Four Bedroom/ Two Bathroom Property
- Separate Detached Garage

# 9 Trinity Place, Congleton CW12 3JB

A beautifully presented and thoughtfully extended three-bedroom semi-detached property, well positioned and located in a sought after cul-de-sac setting of Trinity Place in Congleton. This inviting property combines modern comforts with generous living space, making it an ideal choice for families and professionals alike.

 3  1   2  D

Council Tax Band: C



The ground floor welcomes you with a light and airy living room, enhanced by a large front-facing window and a warm, comfortable ambience. To the rear, the property has been extended to create a superb open-plan kitchen/dining/family area complete with modern hi gloss units and integral appliances, the family room provides ample light courtesy of French patio doors overlooking the well-presented landscaped gardens, offering an ideal setting for day-to-day living and entertaining. To complete the ground floor accommodation and for your convenience there is a separate utility room for all your laundry needs and a downstairs WC.

Continuing up to the first floor you will find two well-proportioned double bedrooms with the third being a single bedroom. The stylish family bathroom is equipped with modern fittings all presented to a high standard.

Externally, the property enjoys a private, low-maintenance rear garden, stocked with an array of mixed shrubs and plants presenting a flourish of colour throughout the seasons. The garden is just perfect for relaxing or hosting guests on the spacious decking area.

To the front of the property there is a gravelled driveway providing an plentiful off-road parking as well as to the side where you will find a detached garage.

The current occupiers have obtained full planning permission granted to extend and create a four bedroom two bathroom dwelling.

Located in a popular residential area of Congleton, Trinity Place offers easy access to local amenities of Hightown, Congleton railway station and Congleton town centre a short distance away with its wide range of established restaurants, wine bars and coffee shops to suit your taste buds along with reputable schools, parks, and convenient transport links, this home offers so much curb appeal for the prospective new purchaser.

A fantastic opportunity- an early viewing is strongly recommended to appreciate the location and internal presentation of this delightful home.

#### **Lounge**

17'8" x 15'8"

Front entrance door with direct access into the lounge.

Having a UPVC double glazed window to the front aspect and a UPVC double glazed obscure window to the side aspect. Stairs to the first floor accommodation.

Comprising of a feature fireplace with mantle and surround sat on a marble hearth featuring a pebble stone effect gas fire.

#### **Kitchen**

17'11" x 10'9"

Having a UPVC double glazed window to the side aspect. Comprising of a range of high gloss wall cupboard and base units with work surfaces over, incorporating a composite sink and drainer with chrome mixer tap over. Induction hob with extractor fan over, double oven, integrated fridge and dishwasher. Wood effect laminate flooring. Double radiator.

#### **Archway into the Family Room**

13'1" x 8'11"

Having UPVC double glazed French doors to the rear aspect with access onto the decking area and gardens, UPVC double glazed side door with access to the driveway and garage. Double radiator. Coving to ceiling. Recessed downlights. Wood effect laminate flooring. Door into the utility room-

#### **Utility Room**

13'1" x 3'10"

Having a UPVC double glazed window to the rear aspect. Comprising of a range of wall cupboard and base units with work surfaces over. Space and plumbing for washing machine. Housing the boiler. Radiator. Wood effect laminate flooring. Recessed downlights.

#### **Downstairs Cloak Room**

4'7" x 4'0"

Having a WC, (Saniflow) wall mounted wash hand basin with chrome mixer tap over. Recess downlights. Vinyl flooring. Extractor fan.

#### **First Floor Landing**

Having a UPVC double glazed window to the side aspect. Access to the loft. Wall light point.

#### **Bedroom One**

12'1" into 8'6" x 10'7"

Having a UPVC double glazed window to the rear aspect with views of the garden. Coving to ceiling. Radiator. Handy cupboard currently utilised as a walk -in wardrobe.

### **Bedroom Two**

12'5" x 9'6"

Having a UPVC double glazed window to the front aspect with views of Congleton Edge.

Radiator.

### **Bedroom Three**

9'4" x 7'10"

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

### **Family Bathroom**

8'4" x 5'4"

Having a UPVC double glazed obscure window to the side aspect. Comprising of a three-piece suite featuring a panel bath with separate shower over, WC with push flush, pedestal wash hand basin with chrome mixer taps over. Recessed downlights. Chrome heated towel rail. Extractor fan. Tile effect flooring. Fully tiled wall.

### **Garage**

17'4" x 8'2"

Having power and electric. Up and over door. UPVC double glazed windows to the rear and side aspect.

### **Externally**

To the front and side of the property there is gravelled driveway provided off road private parking, with access to the detached garage.

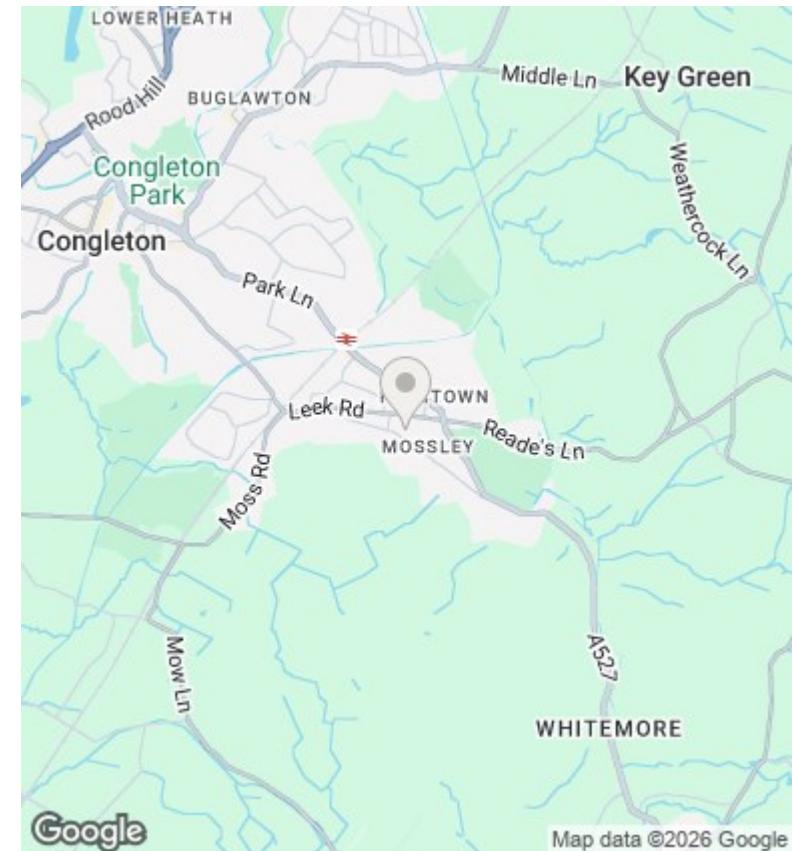
To the rear there is a landscaped garden equipped with an assortment of plants and shrubbery, there is a superb size decking area with direct access into the home via French doors.

### **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.







## 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 |                         | 81        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         | 61        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |