

STEPHENSON BROWNE

Armett Close, Congleton

CW12 2QF

3 2 1 B

£290,000

DESCRIPTION

Situated on the popular Bloor Homes development off Buxton Road in Buglawton, this beautifully presented three-bedroom semi-detached home was built in 2022 and has been immaculately maintained by the current owners. Offering modern, stylish accommodation throughout, this property would make an ideal purchase for first-time buyers, growing families or those looking to downsize.

The property is entered via a welcoming entrance hall, leading through to a bright and spacious lounge with useful under-stairs storage. To the rear, a modern fitted kitchen offers a range of integrated appliances, a separate utility area and French doors opening out onto the rear garden. There is also the added convenience of a downstairs WC.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and its own en-suite shower room. A modern family bathroom completes the accommodation.

Externally, the property benefits from off-road parking for two vehicles to the front, alongside an electric vehicle charging point. Side access leads to the rear garden, which is mainly laid to lawn and features a decorative flower bed and patio area, providing an ideal space for outdoor dining and entertaining.

Combining a desirable location, modern accommodation and a beautifully maintained interior, this is a fantastic opportunity to acquire a ready-to-move-into home.













Location:
The property enjoys a position within the sought-after Buglawton area of Congleton, on a modern residential development surrounded by attractive greenery and open countryside, offering a pleasant balance between modern living and access to the outdoors. Congleton town centre is approximately a 5-minute drive away, offering a variety of independent shops, cafés, restaurants and everyday amenities, with larger supermarkets and retail facilities also close by.
For families, Buglawton Primary School is approximately 0.4 miles away, with Havannah Primary School also nearby. Eaton Bank Academy provides secondary education within the local area. The development also offers convenient access to local countryside walks, with Astbury Mere Country Park and the wider Cheshire countryside providing excellent opportunities for walking and outdoor recreation.

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. Please note there is an estimated maintenance charge of £20 per month.

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

Congleton 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.














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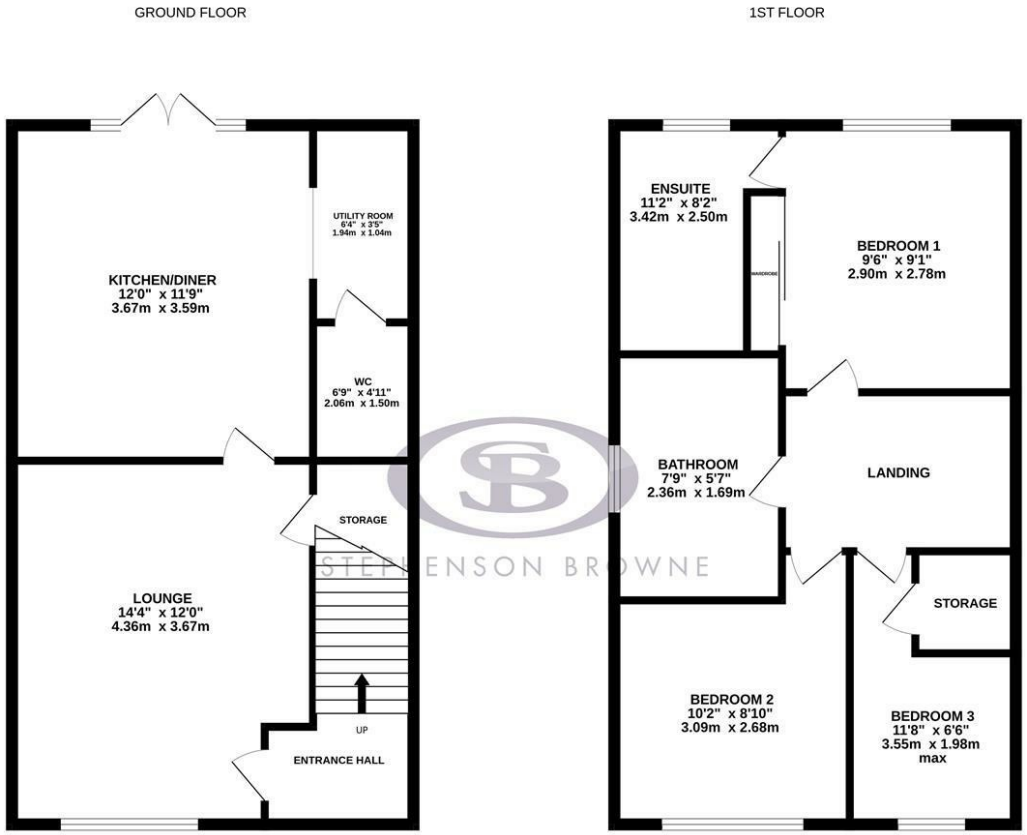








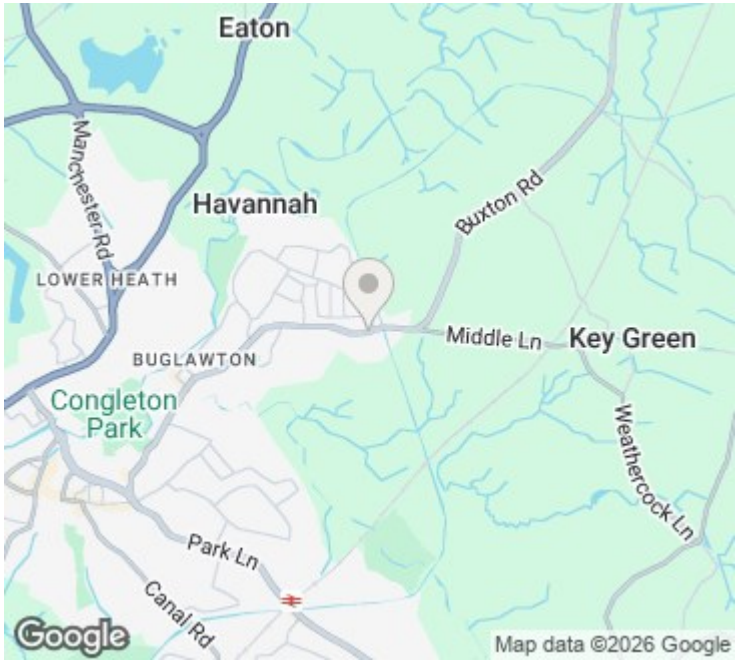
Floorplans



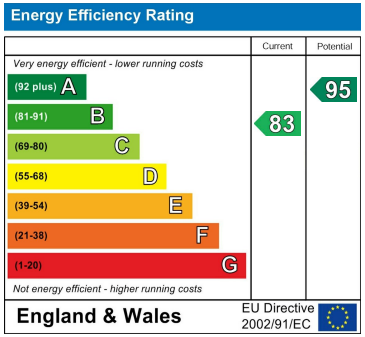
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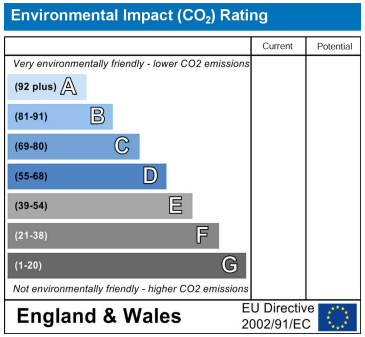
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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