



10 Newlyn Avenue, Congleton, CW12 3AX

£328,950

- Well Proportioned Three Bedroom Semi- Detached Residence
- Well Equipped Modern Kitchen With Integral Appliances
- Superb Size Indian Stone Patio Area
- Popular Residential Location
- Immaculately Presented Lounge
- On- Trend Family Shower Room With Double Width Shower Cubicle
- Detached Garage & Triple Width Driveway - Providing Ample Off Road Parking
- Open Plan Kitchen/ Diner With Patio Doors Onto The Gardens
- Landscaped & Low Maintenance Gardens
- Potential To Convert The Garage Subject To Planning

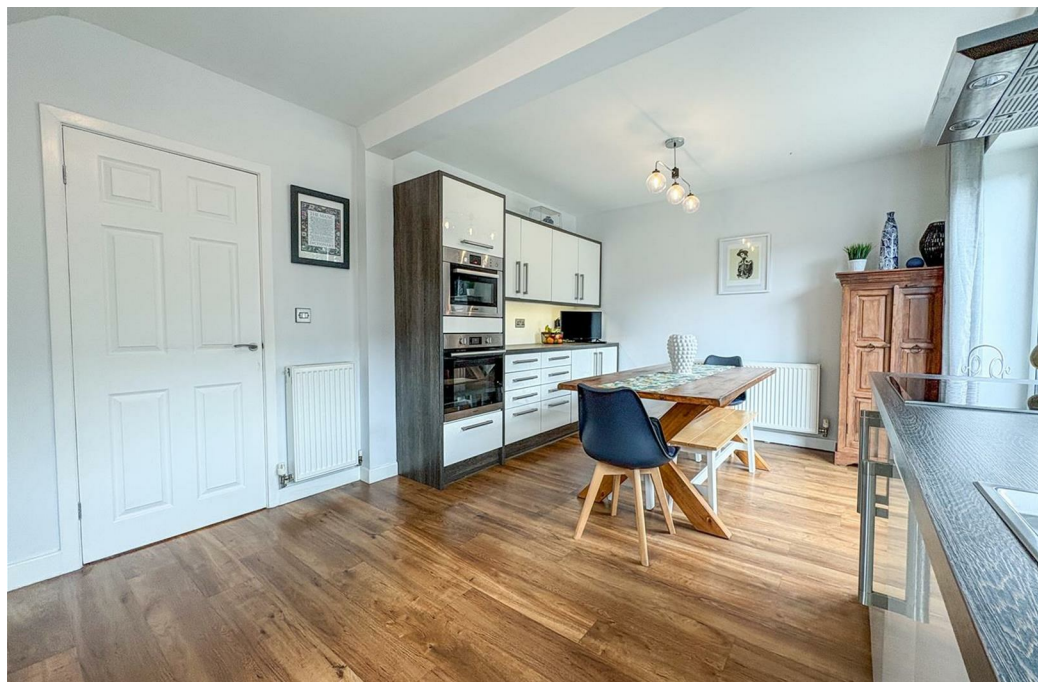
10 Newlyn Avenue, Congleton CW12 3AX

Beautifully Presented Three-Bedroom Semi-Detached Home in a Sought-After Location Of Astbury Lane Ends.

Occupying an attractive position within a highly desirable residential area and peaceful cul- de -sac setting, this exceptional three-bedroom semi-detached home has been impeccably maintained and stylishly updated throughout, offering a superb opportunity for buyers seeking a property ready to move straight into.



Council Tax Band: C



The accommodation is thoughtfully arranged, beginning with a welcoming entrance hallway that leads into a spacious and elegant lounge, providing the perfect setting for both everyday living and entertaining. To the rear of the property lies the heart of the home, a stunning open-plan dining kitchen, fitted with a range of contemporary units, quality appliances, and ample dining space. Patio doors flood the room with natural light and open onto the beautifully landscaped rear garden, creating a seamless flow between indoor and outdoor living.

Continuing onto the first floor the property hosts three well-proportioned bedrooms, two being good size doubles, all presented to an excellent standard, together with a stylish and contemporary shower room, finished in a modern design and perfectly suited to today's lifestyle.

Externally the property continues to impress with a low-maintenance garden featuring artificial lawned area and an extensive Indian stone patio that wraps around the side of the house, ideal for al fresco dining, summer gatherings, and family enjoyment. Double gates provide useful access, while a generous triple -width block paved driveway offers ample off-road parking. A particular feature of the property is the detached garage, which offers excellent versatility and exciting potential for conversion into a home office, studio, gym, or craft room, benefiting from its own separate entrance door and providing an ideal space for those working from home or seeking additional lifestyle accommodation, subject to the necessary planning permissions and building regulations.

Conveniently located close to a range of local amenities, highly regarded schools, and Congleton Railway Station, the property also benefits from easy access to an abundance of beautiful countryside walks and outdoor pursuits, offering the perfect balance between town convenience and rural charm.

Combining immaculate presentation, spacious accommodation, and an enviable location, this outstanding home is certain to attract significant interest. An early viewing is strongly recommended.

Entrance Hallway

Having a composite front entrance door and UPVC double glazed obscure window to the side.

Access to the entrance hallway and ground floor accommodation, stairs to the first floor accommodation.

Wood flooring. Wall mounted radiator.

Handy storage cupboard under the stairs.

Lounge

13'1" x 10'10"

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

Open Plan Kitchen/ Dining Room

18'4" x 11'10"

Having a UPVC double glazed window to the rear aspect and UPVC double glazed sliding doors with access to the patio area and garden. Composite side entrance door with access to the driveway and detached garage.

Having a range of high gloss wall cupboard and base units with work surfaces over, incorporating a stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap over. Bosch induction hob with stainless steel Bosch extractor hood over. Integral Oven with Combi oven /microwave. Integral washing machine, space and plumbing for fridge freezer. Two double radiators. Wood flooring.

Storage Cupboard

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

First Floor Landing

Having a UPVC double glazed obscure window to the side aspect. Access to the loft - fully boarded with pulldown ladder.

Bedroom One

13'2" x 10'10"

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

Bedroom Two

11'2" x 11'1"

Having a UPVC double glazed window to the rear aspect and views of the garden. Double radiator. Wood flooring.

Bedroom Three

7'2" x 6'4"

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

Family Bathroom

8'0" x 6'2"

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

Comprising of a three piece suite featuring a double width shower cubicle with rainfall showerhead and separate showerhead over, countertop basin sat on a vanity unit with storage underneath, WC with push flush. Fully tiled walls. Chrome wall mounted radiator. Recessed downlights. Extractor fan

Garage

25'7" x 20'7"

Having an electric remote control door, a composite side access door and a UPVC double glazed window. Fully carpeted throughout power and electric.

(Potential conversion subject to the relevant planning consents.)

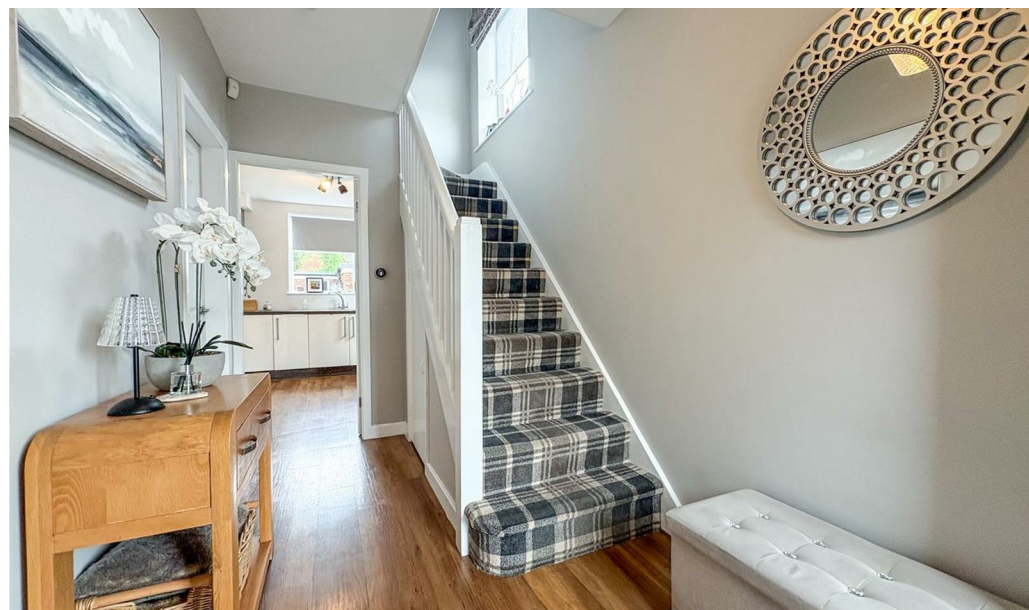
Externally

To the front of the property there is a triple width driveway providing ample of road parking for vehicles - double gates with access to the side of the property and access to the detached garage.

To the rear of the property there is a low maintenance artificial lawned garden and a superb sized Indian stone patio area and block paving which wraps around the side of the property.

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.

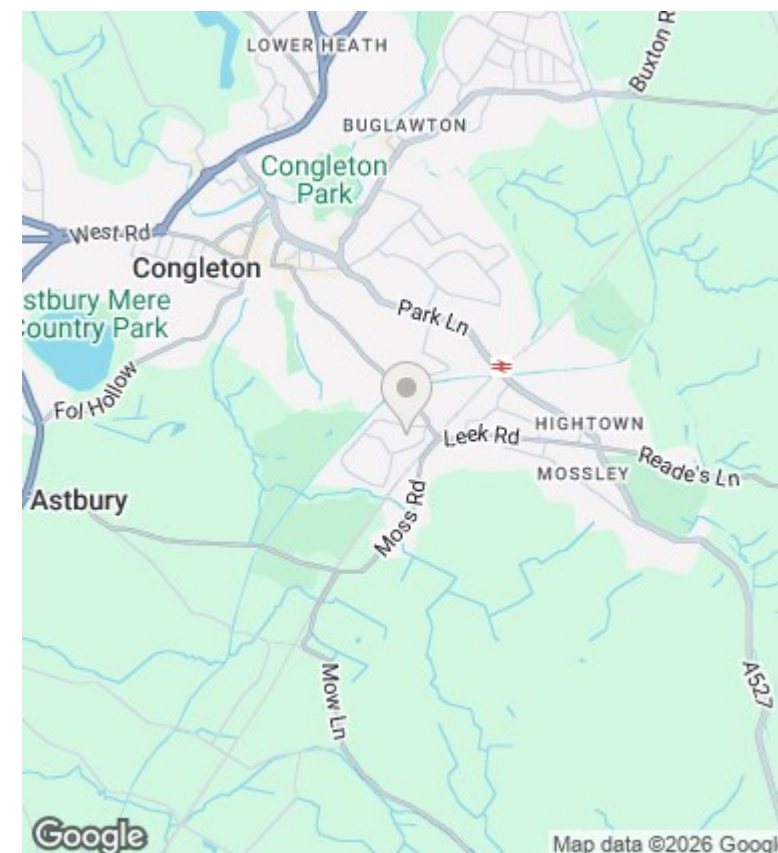






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC