



2 The Cottage Castle Inn Road, Congleton, Cheshire, CW12 3LP

Asking Price £375,000

- Three Bedroom Modern Construction Semi-Detached Home
- Spacious Kitchen Diner & Archway Into The Lounge
- Environmentally Friendly & Energy Efficient Heat Source Pump & Under Floor Heating
- Built By Local & Respectable Builder Kevin Humphries
- Downstairs Cloakroom
- Private Lawned Gardens & Patio Area Plus Superb Driveway Providing Plentiful Off- Road Parking For Vehicles/ Motorhome/ Caravan
- Extensive Plot With Open Field Views
- Master Bedroom With En-suite Shower Room & Family Bathroom
- Picturesque Location With Countryside Walks Within Close Proximity

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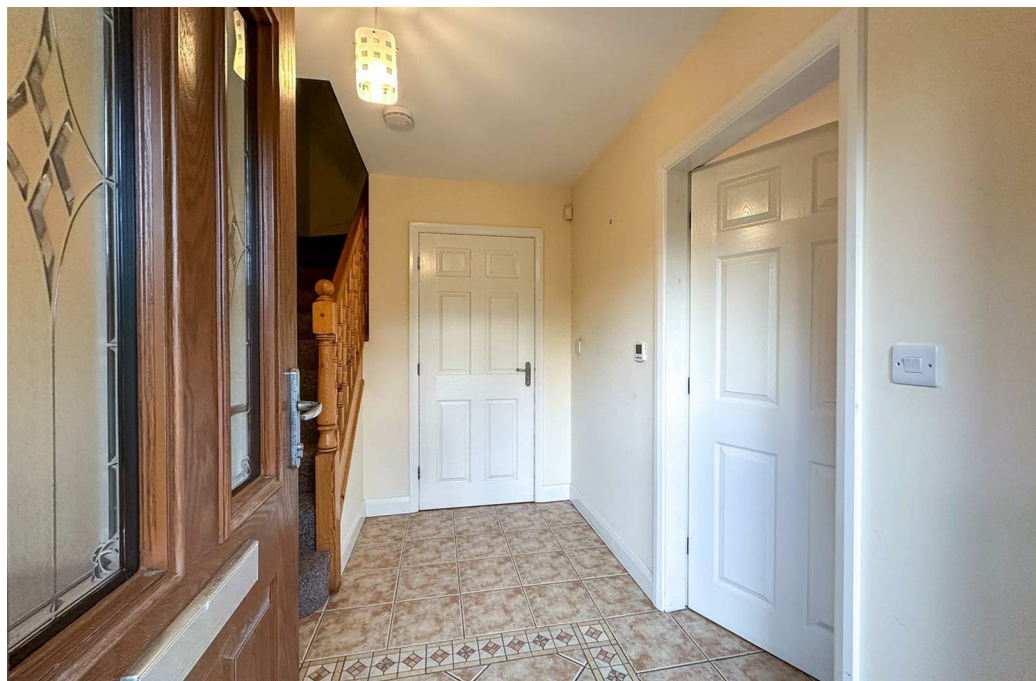
A Modern constructed semi-detached home built in 2010 by respected local builders Humpries Builders.

This family home benefits from a tucked away position, away from the roadside, which is accessible via a single-track road. The property offers a picturesque location which enjoys an open outlook over an adjacent paddock to the front elevation with the rear adjoining Dane-In Shaw Brook, as well as Biddulph Valley walkway.

The property occupies a sizable plot with generous sized rear gardens, allowing potential for future extension.



Council Tax Band: D



Entrance Hall

Having a tiled floor, stairs off to first floor landing. Composite front entrance door with obscured glazed panel and matching side panel.

Ground Floor Cloaks

Having a low-level WC and pedestal wash and basin, tiled floor, extractor fan. Store cupboard housing heat source pump controls.

Lounge

16'11" x 11'2"

Having a UPVC double glazed walk-in bay window to the front aspect overlooking the adjacent fields. UPVC double glazed window to the side aspect, tiled flooring with underfloor heating, wall mounted light points, recess for electric fire opening through into the open kitchen diner.

Open Plan Kitchen Diner

20'2" x 9'6" (into kitchen x exten

Having a range of wall mounted cupboard and base units with worksurface over incorporating a one and a half bowl single drainer sink with mixer tap over. Range of integral appliances including a ceramic hob with chimney style stainless steel extractor fan over, double electric oven and combination grill. Plumbing for washing machine and dishwasher. Incorporating a pull out larder store. Glazed display cabinetry, tiled floor, UPVC double glazed windows to the rear aspect overlooking the gardens, recessed lighting.

Defined living and dining space

Having a UPVC double glazed window to the rear aspect, UPVC double glazed patio doors to the side aspect giving access to the rear patio and gardens. Underfloor central heating to the kitchen and dining area.

First Floor Galleried Landing

Having access to loft, radiator. Airing cupboard housing heat pump cylinder with storage over.

Bedroom One

11'2" x 11'5"

Having a double glazed window to the front aspect with views over the adjacent fields. Radiator. Fitted wardrobe with shelving and hanging rail.

En-suite Shower Room

8'3" x 2'11"

Having an enclosed shower cubicle with a thermostatically controlled shower, WC, pedestal wash hand basin. Part tiled walls, extractor fan and recessed lighting to ceiling, chrome heated towel radiator.

Bedroom Two

10'8" x 9'2"

Having a UPVC double glazed window to the rear aspect overlooking the adjacent woodland. Radiator.

Bedroom Three

9'6" x 9'11"

Having a UPVC double glazed window to the rear aspect overlooking the gardens and adjoining woodland. Radiator.

Family Bathroom

6'11" x 7'8"

Having a white suite comprising of panelled bath, WC, wash hand basin. Half tiled walls, shaver socket, chrome heated towel radiator, tiled floor, extractor fan, UPVC double glazed obscured window to the front aspect.

Externally

The property is approached from a single-track road leading onto a shared access track. There is parking in abundance courtesy of the side driveway. Timber gated side access through to the rear garden.

Rear Garden

Laid to lawn with an adjoining Indian stone paved patio. Fully Enclosed offering a good degree of privacy with an open rear aspect which adjoins Bosley Brook & Biddulph Valley Walkway.





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) A		
(81-91) B		
(69-80) C		
(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 