



## 19 Semper Close, Congleton, CW12 2BJ

£290,000

- Well Presented and Spacious Four Bedroom Semi -Detached Property
- Good Size Dining Kitchen With French Doors onto The Gardens
- Bedroom Four/ Sitting Room & Three Bedrooms On The First Floor
- Close To Local Amenities, Schools & Countryside Walks
- Configured Over Three Floors With Perfectly Proportioned Accommodation
- Contemporary & Luxurious Family Bathroom Suite
- Ample Private Parking To The Side
- Formal Lounge With Feature Fireplace
- Additional Games Room/ Study & Separate Utility Store & WC
- Attractive Lawned Frontage & Gardens/ Patio Area At The Rear

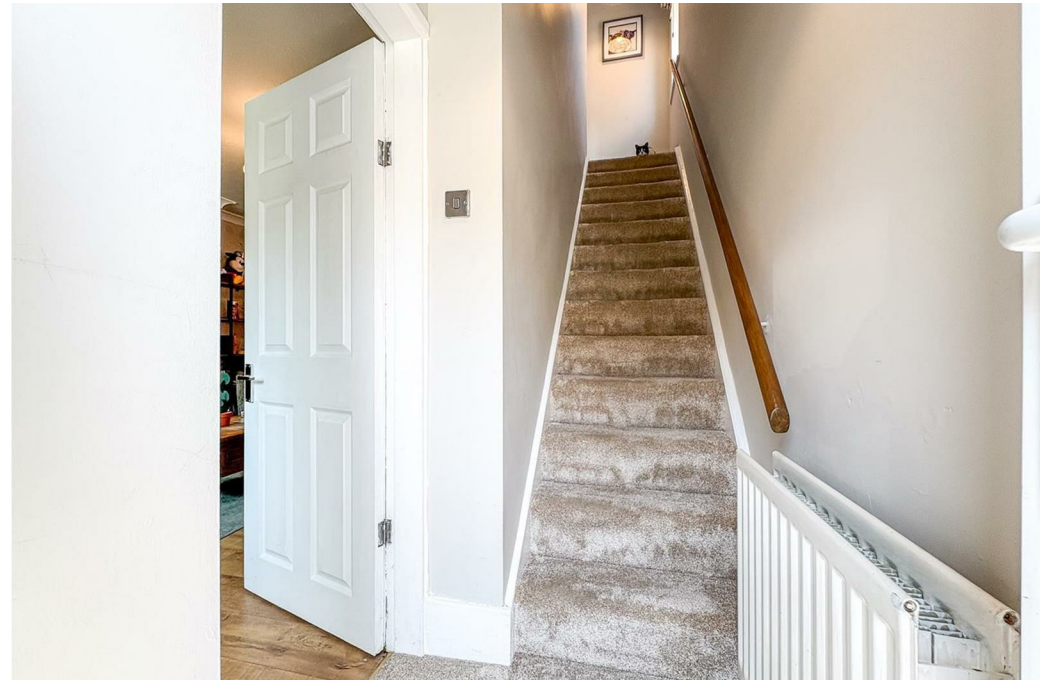
# 19 Semper Close, Congleton CW12 2BJ

Beautifully Presented Four-Bedroom Semi-Detached Family Home Spacious Accommodation Over Three Floors with Solar Panels.

Occupying a sought-after position within a popular residential location, this impressive four-bedroom semi-detached residence offers well proportioned accommodation arranged over three floors, perfectly suited to modern family living. Combining generous living space with flexible accommodation and the added advantage of energy-efficient solar panels, this superb home delivers both lifestyle and long-term economical benefits.



Council Tax Band: C



The heart of the home is the stylish dining kitchen, thoughtfully designed for both everyday family life and entertaining. French doors open effortlessly onto the enclosed lawned garden, creating a seamless transition between indoor and outdoor living. A separate utility room and ground floor WC enhance the practicality of this well-designed home.

A standout feature is the versatile ground floor double bedroom, offering an ideal space for a teenager, guests, home office or those seeking accommodation for multi-generational or blended family living.

The elegant formal lounge provides a welcoming retreat, while the tastefully refurbished family bathroom boasts a luxurious freestanding bath, creating a true sanctuary to unwind. Three further well-proportioned bedrooms complete the upper floors, ensuring ample space for the whole family.

Externally, the property enjoys excellent kerb appeal with a generous frontage providing ample off-road parking for several vehicles. To the rear, the enclosed garden is predominantly laid to lawn and complemented by defined patio seating areas, ideal for al fresco dining, summer entertaining or simply relaxing with family and friends.

Further enhancing the home's appeal are the installed solar panels, offering fantastic energy-efficient, environmentally friendly and economical benefits, helping to reduce day-to-day running costs while providing a more sustainable way of living.

Combining flexible accommodation, stylish interiors, generous outdoor space and exceptional energy-saving credentials, this outstanding family home is perfectly positioned close to excellent schools, local amenities and transport links.

Early viewing is highly recommended to fully appreciate the space, versatility and quality on offer.

#### **Entrance Hallway**

Having a UPVC double glazed door with access to the ground floor accommodation and stairs to the first floor landing. Double radiator.

#### **Formal Lounge**

12'5" x 15'2"

Having a UPVC double glazed walk-in bay window with views of the front garden. Feature fireplace with a solid oak mantle housing a multi fuel log burner sat on a tiled hearth.

Double radiator. Laminate wood flooring. Coving to ceiling. Wall light points

#### **Inner Hallway**

Having a UPVC double glazed obscure window to the side aspect and a UPVC double glazed door with access to the side patio area and driveway.

Having a Laminate wood floor flooring. Double radiator. Access to the bathroom.

Handy storage cupboard with the meters for gas & electric.

#### **Bedroom Four/ Sitting Room**

12'0" x 10'10"

Having a UPVC double glazed window to the rear aspect. Double radiator. Feature panelling to wall.

#### **Family Bathroom**

7'9" x 9'4"

Comprising of a four piece contemporary suite featuring a double width shower cubicle with rainfall showerhead and separate showerhead, freestanding bath, WC with push flush, countertop basin sat on a vanity unit with storage underneath. Tiled flooring. Feature panelling to wall. Recessed downlights and extractor fan.

#### **Stairs To The Ground Floor Accommodation**

Having a UPVC double glaze window to the side aspect.

#### **Kitchen/ Dining Room**

10'11"x 15'5"

Having a UPVC double glazed window to the rear aspect and UPVC double glazed French doors with access to the patio area and gardens.

Comprising of a range of wall cupboard and base units with work surfaces over incorporating a stainless steel oven and a half bowl sink and drainer with chrome mixer tap over. Tiled splashback. Gas hob with stainless steel extractor hood over, double oven. Space and plumbing for dishwasher and space for fridge freezer.

Matching breakfast bar with space and seating.

Double radiator. Tiled flooring. Recessed downlights.

#### **Living Area**

7'4" x 9'4"

Having recessed downlights. Wood effect laminate flooring. Double radiator

Access to the utility

#### **Utility Store**

5'3" x 6'11"

Having space and plumbing for washing machine and tumble dryer. Housing the boiler. Recessed downlights.

Laminate flooring.

#### **Study/ Games Room**

14'1" x 9'4"

Having wood effect laminate flooring. Recessed downlights, wall light points and double radiator. Access to the downstairs WC.

#### **WC**

Having a wall mounted wash hand basin with tiles splashbacks, WC with push flush. Tiled flooring. Recessed downlights. Extractor fan.

### **First Floor Landing**

Having a UPVC double glazed window to the side aspect. Access to the loft. Access to the bedrooms.

### **Bedroom One**

12'7" x 11'3"

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

Handy storage cupboard with hanging space and shelving.

### **Bedroom Two**

8'0" x 9'9"

Having a UPVC double glazed window to the rear aspect. Double radiator. Wood effect laminate.

### **Bedroom Three**

6'9" x 7'3"

Having a UPVC double glazed window to the rear aspect.

Wood effect laminate flooring. Double radiator.

### **Externally**

Having a good sized lawned frontage and ample off road private parking to the side of the property- access to the rear of the property via steps with a defined patio area and store.

To the rear there is a low maintenance mainly laid to lawned garden with additional patio area.

### **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.





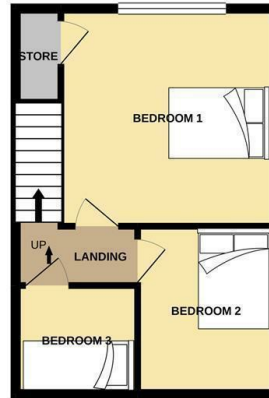
BASEMENT  
477 sq.ft. (44.4 sq.m.) approx.



GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.

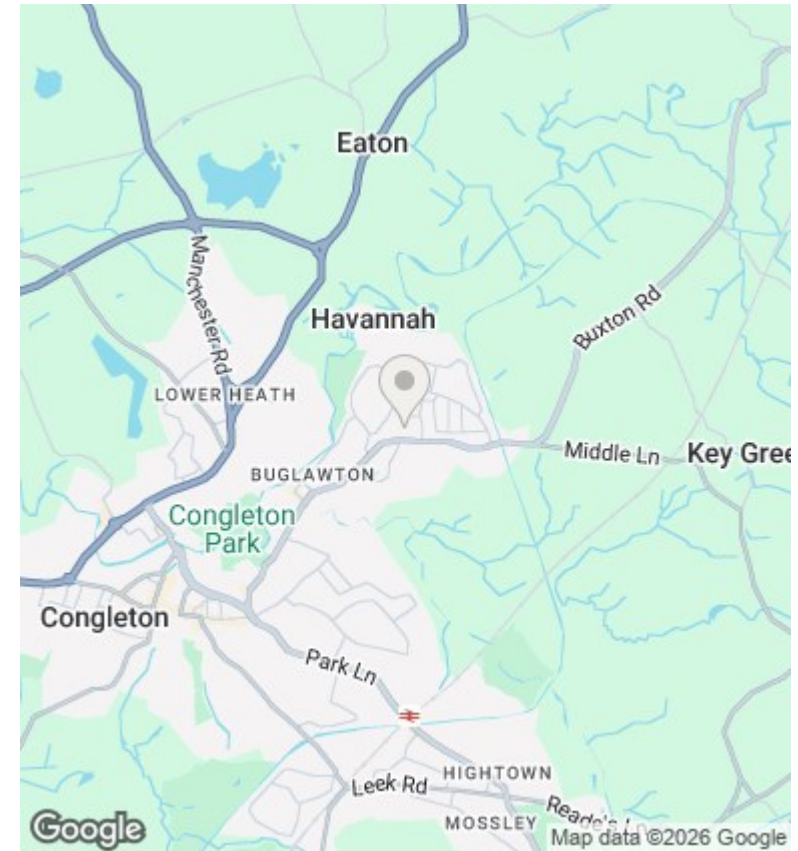


1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 sq.m.) approx.

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.  
Made with Metropix ©2020



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	