



43 Clayton Avenue, Congleton, CW12 2AZ

£200,000

- Immaculately Presented Three Bedroom Mid Terrace Home
- Bespoke Storage Solutions Under The Stairs
- Detached Brick Outhouse
- Council Tax B
- Stylish & Comfortable Lounge Featuring a Multi Fuel Burner
- Family Bathroom & Separate WC
- Gravelled Driveway Providing Off -Road Parking
- Open Plan Dining Kitchen Equipped With Integral Appliances
- Landscaped Lawned Garden & Patio Area
- Close To Local Amenities & Transport Links

43 Clayton Avenue, Congleton CW12 2AZ

A superb opportunity to acquire an immaculately presented three-bedroom mid-terrace home, finished to an exceptional standard throughout. The property is thoughtfully designed to offer effortless comfort, everyday living and practicality.



Council Tax Band: B



The welcoming entrance hallway is equipped with bespoke under-stairs storage that maximises both form and function.

Continuing through to the comfortable and stylish lounge which is enhanced with a multi fuel burner – just perfect for those cooler seasons. To the rear of the home the ground floor unfolds into a beautiful open-plan kitchen and dining area, an impressive space ideal for both everyday living and entertaining with family and friends.

Upstairs, three tastefully decorated bedrooms are complemented by a modern family bathroom and the convenience of a separate WC, creating an effortlessly comfortable arrangement for modern family life.

Externally, the home continues to impress. A smart gravelled driveway provides desirable off-road parking, while the rear garden offers a tranquil retreat, complete with a versatile outhouse suitable for storage and gardening equipment.

Perfectly positioned and situated in a popular residential area with local primary and high schools within walking distance, coupled with breath-taking countryside walks with the iconic Bosley Cloud, Biddulph Valley Walk and Macclesfield Canal just to name few - this property delivers the convenience of everyday living with excellent access to the local amenities of Congleton town, benefiting from a wide range of independent eateries, wine bars and coffee shops, whilst transport connections are on your doorstep with Congleton railway station within close proximity.

This delightful home is ideal for families, first-time buyers, or those seeking a turnkey opportunity.

A viewing is not to be missed.

Entrance Hallway

Having a composite front entrance door with a UPVC double glazed obscure window to the side. Stairs to the first floor accommodation and access to the ground floor.

Bespoke storage compartments under the stairs.

Double radiator.

Wood effect laminate flooring.

Lounge

12'5" x 10'9"

Having a UPVC double glazed window to the front aspect

Feature fireplace housing a multi fuel burner with wooden mantle over and sat on a slate hearth. Double radiator.

Kitchen/ Diner

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

Comprising of range of on-trend wall cupboard and base units with wood effect laminate surfaces over incorporating a stainless steel bowl and drainer with chrome mixer tap over. Gloss upstands. Integral dishwasher fridge and separate freezer. Oven with gas hob over and stainless steel extractor hood over. Space and plumbing for washing machine and tumble dryer.

Would effect laminate flooring. Recessed downlights.

First Floor Landing

Having access to the bedrooms and the bathroom. Access to the loft.

Radiator.

Bedroom One

11'8" x 11'1"

Having two UPVC double glazed windows to the front aspect. Coving to ceiling. Double radiator.

Bedroom Two

13'3" x 8'6"

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

Storage cupboard housing the boiler.

Bedroom Three

9'0" x 8'0"

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

Bathroom

5'4" x 4'9"

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

Comprising of a panel bath with separate shower over, pedestal wash handbasin with chrome mixer taps. Radiator. Handy storage cupboard with shelving. Partially tiled walls. Extractor fan. Wood effect vinyl

WC

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

WC with push flush. Radiator. Partially tiled walls. Wood effect vinyl flooring.

Externally

To the front of the property there is a gravelled driveway.

A shared side ginnel runs to the back of the property with access to the gardens via a gate.

A south facing landscaped lawned garden with a patio area and a brick outhouse.

AML

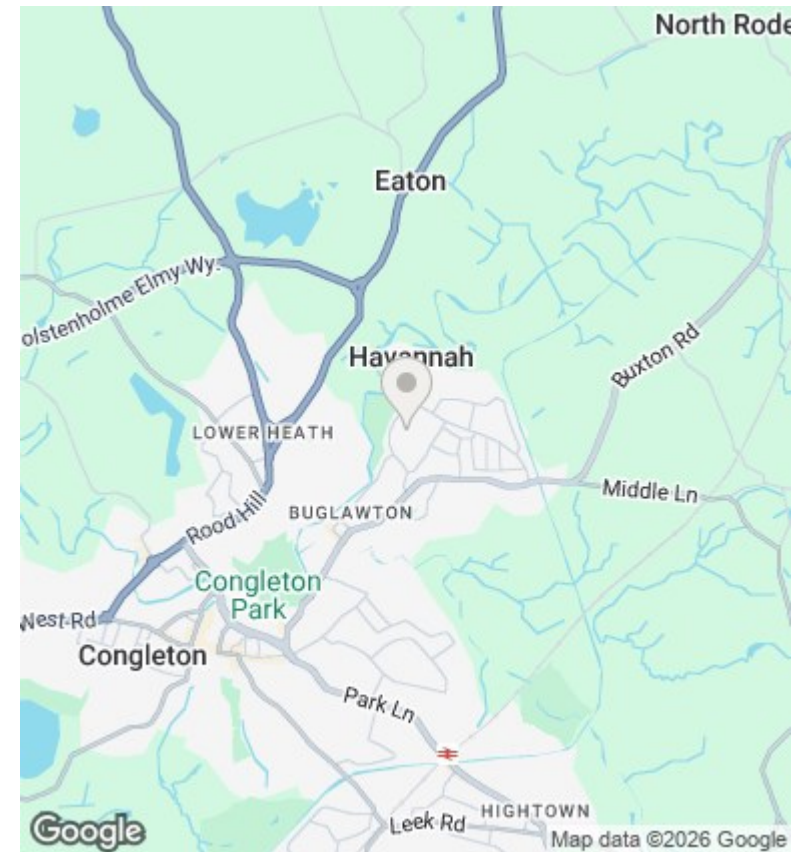
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplanner 10/2018



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		