



Severn Close, Congleton, CW12 3RD.
£220,000

Est. 1930
**Whittaker
& Biggs**

Severn Close, Congleton, CW12 3RD.

This beautifully presented semi detached home is set within a cul de sac position close to the canal and accessible to Congleton train station.

This two-bedroom home occupies a generous sized plot with previous planning permission granted for a single rear 2 storey side extension.

At present there is a lounge and separate dining kitchen, two double bedrooms and modern first floor bathroom.

Externally there is a good-sized driveway and enclosed rear garden having a paved patio with an adjoining lawned garden plus decked patio area.

The garden also enjoys a good degree of privacy. This popular Mossley location is close to Hightown with its range of independent shops, post office and public house as well as local schools.

Viewing is recommended to appreciate the location and property.



Entrance Porch

Having a composite modern front entrance door with a decorative clear glazed panel and obscured window to the side aspect. Wood effect laminate flooring, wall light point. Modern oak style door with half glazed panel giving access into the lounge.

Lounge 13' 5" x 13' 1" (4.09m x 3.99m)

Having a UPVC double glazed box bay window to the front aspect, feature fireplace having an oak beam timber mantle. Under stairs store cupboard, laminate flooring. Hive heating controls. Radiator. Stairs off to first floor landing.

Dining Kitchen 13' 6" x 8' 0" (4.11m x 2.44m)

Having a range of Oak style wall mounted cupboard and base units with granite effect work surface over incorporating a single one and a half bowl single drainer sink unit with stainless steel mixer tap over. Integral electric combination oven & grill, separate four ring gas hob with extractor fan over. Plumbing for washing machine. Splashback tiling to walls, twin UPVC double glazed windows to the rear aspect overlooking the gardens, UPVC double glazed entrance door with obscured half glaze panelling. Wood effect laminate flooring, radiator.

First Floor Landing

Having access to loft space, UPVC double glazed window to the side aspect.

Bedroom One 13' 7" x 10' 2" (4.13m reducing to x 3.09m x 3.49m)

Having twin double glazed windows to the front aspect with views over the cul-de-sac. Radiator, built in storage cupboard, also housing gas fired central heating boiler.

Bedroom Two 9' 9" x 7' 8" (2.96m x 2.34m)

Having a UPVC double glazed window to the rear aspect having views over the rear garden. Radiator.

Bathroom 6' 6" x 5' 5" (1.97m x 1.66m)

Having a white suite comprising of panelled bath with over bath electric shower, pedestal wash hand basin and WC. Fully tiled walls, wood effect flooring, UPVC double glazed obscured window to the rear aspect. Radiator.

Note:

Council Tax Band: B

EPC Rating: C

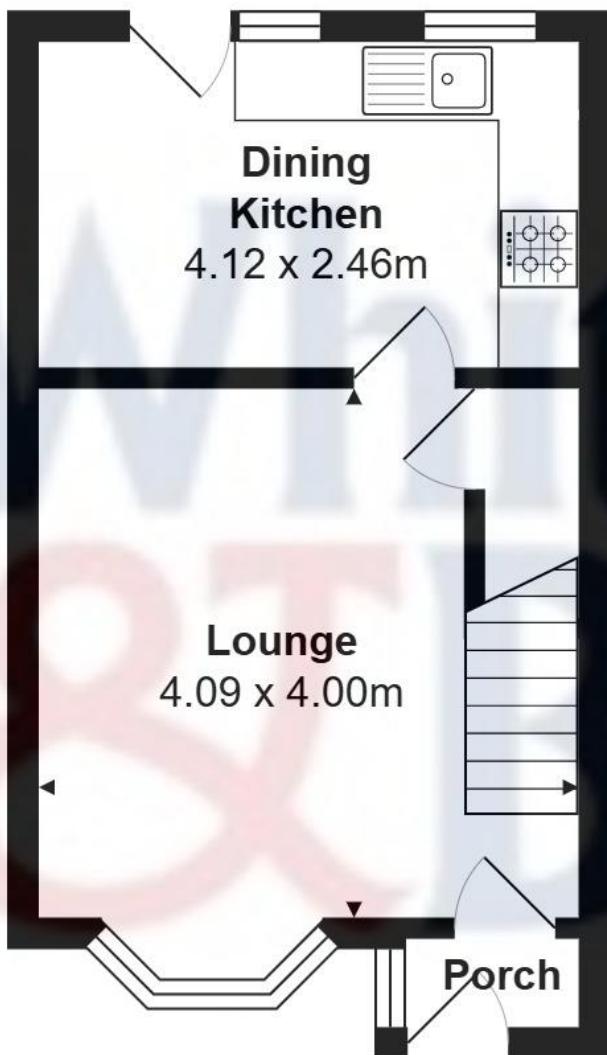
Tenure: believed to be Leasehold



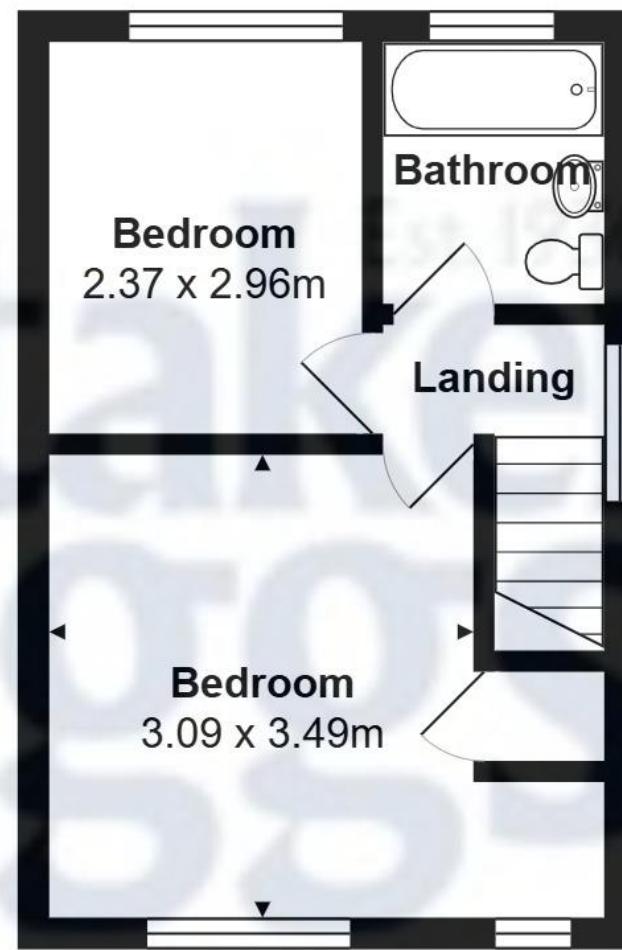




Ground Floor



First Floor



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 56.0 m²



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