



Biggs Way, Congleton, CW12 1LZ.  
£250,000

Est. 1930  
**Whittaker**  
**& Biggs**

# Biggs Way, Congleton, CW12 1LZ.

An immaculately presented spacious family home which is perfectly positioned on the popular development known as 'The Green' this four-bedroom detached home offers well-proportioned accommodation throughout.

Comprising of a fantastic size lounge, good sized refurbished dining kitchen, separate dining room and a handy downstairs cloakroom.

To the first floor there are four good size bedrooms with the master bedroom benefiting from an en-suite shower room and fitted wardrobes, bedroom two is also equipped with fitted wardrobes which is a perfect addition to the home whilst the family bathroom is well presented and accommodates the remaining three bedrooms.

Externally the home has a separate garage with a block paved driveway providing ample off-road parking. The low maintenance fully enclosed rear garden has been professionally landscaped with Indian stone patios, pergola and raised borders.

There is convenient access through a side gate to the garage and driveway.

Located with immediate access to the A34 and newly constructed Congleton link road plus benefitting from the local amenities on your doorstep, whilst Congleton town centre and its super facilities are within close proximity.



The award-winning Congleton Park is a short stroll away and Astbury Country Park, Bosley Cloud and Macclesfield Canal a short drive away.

A viewing comes highly recommended to fully appreciate this chain free home.

**Entrance Hall** 17' 1" x 3' 9" (5.20m x 1.14m)

Having a front entrance door. Alarm panel. Coving to ceiling. Wood effect flooring.

**Lounge** 25' 10" x 12' 1" (7.87m x 3.68m)

Having two double glazed UPVC French doors and a double glazed window to the rear aspect. Living flame gas fire with a granite style surround, inset and hearth. Double radiator. Coving to ceiling.

**Dining Room** 12' 9" x 10' 3" (3.88m x 3.12m)

Having a UPVC double glazed window to front aspect. Understairs storage. Double radiator. New hardwood flooring. Coving to ceiling.

**Kitchen/Diner** 16' 2" x 10' 6" (4.92m x 3.20m)

Having a UPVC double glazed window to the front aspect. Comprising of a refurbished on trend high gloss kitchen with wall cupboard and base units with work surfaces over incorporating a composite sink and drainer with chrome mixer tap. Integrated NEFF cooking appliances including double oven/grill, microwave, 5 ring gas hob and extractor hood over. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for a washing machine, tiled splashbacks. Double radiator. Access to outside.

**First Floor Landing** 15' 3" x 14' 2" (4.64m x 4.31m)

Having a UPVC obscure double glazed window. Access to loft. Airing cupboard. Double radiator.

**Bedroom One** 11' 7" x 11' 5" (3.53m x 3.48m)

Having a UPVC double glazed window to rear aspect. Bespoke fitted wardrobes. Double radiator. Access to en suite.

**En-suite** 5' 8" x 5' 1" (1.73m x 1.55m)

Having a UPVC obscure double-glazed window to the side aspect. White modern suite comprising: w.c., vanity basin and fully tiled shower enclosure with glass shower door. Recessed ceiling downlighters. Extractor fan. Ladder style towel radiator.

**Bedroom Two** 11' 6" x 11' 3" (3.50m x 3.43m)

Having a UPVC double glazed window to rear aspect. Double radiator. Bespoke fitted wardrobes.

**Bedroom Three** 9' 7" x 10' 11" (2.93m x 3.32m)

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

**Bedroom Four** 11' 5" x 8' 7" (3.48m x 2.61m)

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

**Family Bathroom** 7' 6" x 5' 8" (2.28m x 1.73m)

Comprising of a white suite featuring a w.c., vanity basin and a panelled bath. Tiled splashbacks. Recessed ceiling downlighters. Extractor fan. Double radiator.

**Garage** 17' 4" x 10' 0" (5.28m x 3.05m)

Up and over door. Power and light.

**Externally**

To the front of the property there is an enclosed gated pathway with access to the front door, in addition to the double length block paved driveway leading to the garage. To the rear of the property there is an enclosed landscaped rear garden with Indian stone patio area, pergola. Gated side access.



Note:

LEASEHOLD Ground rent £415 per annum.

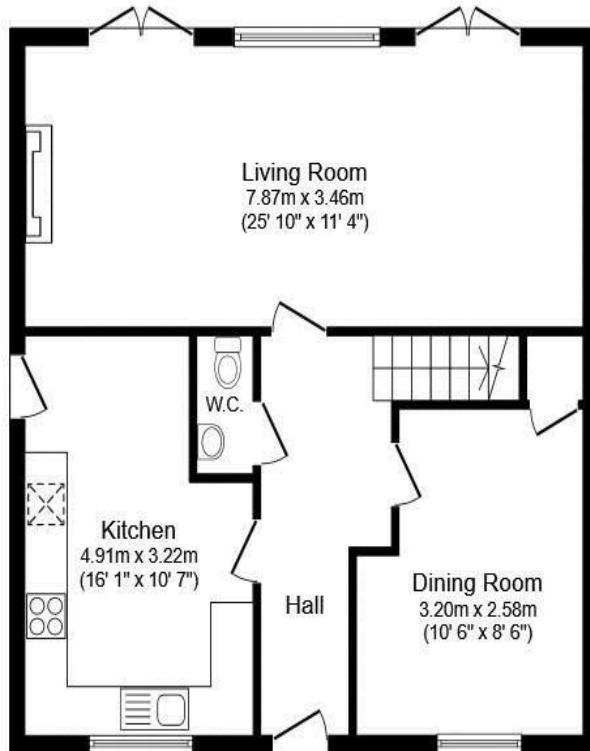
We advise prospective purchasers to seek legal advice regarding the leasehold. Prior to exchange of contracts.

Council Tax Band: E

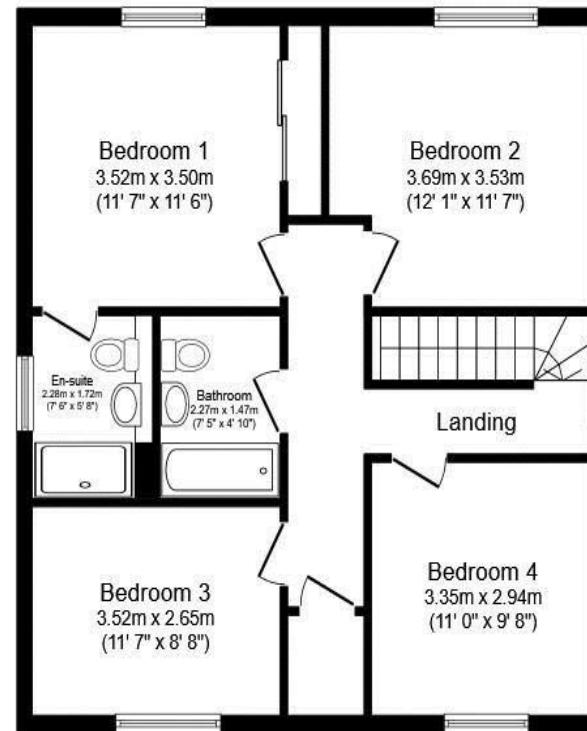
EPC Rating: C



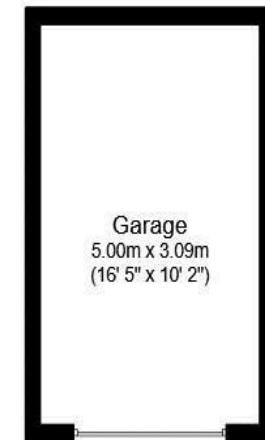




**Ground Floor**



**First Floor**



**Garage**

Total floor area 148.5 sq.m. (1,598 sq.ft.) approx



**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with nonstandard lenses.

16 High Street  
Congleton  
Cheshire  
CW12 1BD  
T: 01260 273241  
E: [congleton@whittakerandbiggs.co.uk](mailto:congleton@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker & Biggs**