



Buxton Road, Congleton, CW12 2DY.
Offers in Excess of £350,000

Whittaker ^{Est. 1930}
& Biggs

Buxton Road, Congleton, CW12 2DY.

This impressive four bedroom detached family home has in excess of approximately 1400 SqFt of accommodation. The property has been finished to a high specification opting for a modern open plan layout, forming a kitchen/dining/ family room with double doors opening to a living room.

Offered to the market with no upwards chain. Accommodation in brief to the ground floor comprises of an entrance hall opening to a spacious hallway with staircase to the first floor and cloakroom housing a WC.

Within the fully fitted kitchen are units to the base and eye level, a range of Zanussi appliances including five ring gas hob, extractor fan, double electric oven / grill, integral fridge / freezer, integral dishwasher and ceramic sink with drainer. The dining area is an ideal space for entertaining with double doors leading to the 17.5ft living room.

A useful utility room with units to the base and eye level, stainless steel sink with drainer, plumbing for a washing machine and space for a dryer complete the ground floor.

To the first floor are four double bedrooms with bedroom one boasting a shower ensuite. The family bathroom comprises of a p-shaped bath with shower over lower level WC and vanity wash hand basin.

Externally are two tarmac driveways to either side of the property, a gravelled driveway lies behind the property providing ample off road parking for several vehicles. The gardens are mainly laid to lawn with a stone flagged patio.

A viewing comes highly recommended to appreciate the size, plot, quality and style of this new build property.



Entrance Hallway

Composite door to the front elevation, UPVC double glazed window to the side elevation, radiator.

Inner Hallway

Staircase to the first floor, under stair storage cupboard, radiator.

Cloakroom

UPVC double glazed window to the side elevation, chrome ladder radiator, lower level WC, wall mounted sink.

Utility Room 6' 0" x 7' 1" (1.83m x 2.17m)

UPVC double glazed window to the front elevation, radiator, units to the base and eye level, stainless steel sink with drainer, plumbing for a washing machine, space for a dryer.

Living Room 17' 6" x 12' 6" (5.34m x 3.82m)

UPVC double glazed window to the front elevation, radiator, gas fire set in marble.

Dining Area 13' 8" x 12' 7" (4.16m x 3.84m)

UPVC double glazed window to the rear elevation, radiator.

Kitchen 11' 10" x 12' 8" (3.61m x 3.86m)

UPVC double glazed door and window to the rear elevation, radiator, units to the base and eye level, Zanussi Double electric oven, Zanussi integral microwave, Zanussi five ring gas hob, Zanussi extractor fan, ceramic sink with drainer, chrome mixer tap, integral fridge / freezer, integral dishwasher.

First Floor

Landing

UPVC double glazed window to the side elevation, radiator, loft access.

Bedroom One 13' 9" x 16' 1" (4.19m x 4.91m)

UPVC double glazed window to the rear elevation, radiator.

Ensuite

Corner shower, vanity wash hand basin, lower level WC, contemporary fitted cabinet, contemporary matt grey wall length radiator.

Bedroom Two 9' 11" x 12' 8" (3.02m x 3.85m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Three 9' 10" x 12' 7" (2.99m x 3.83m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Four 12' 5" x 9' 1" (3.78m x 2.78m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom

P-shaped bath with shower over, lower level WC, vanity wash hand basin, contemporary ladder radiator.

Externally

Two tarmac driveways to either elevations, graveled driveway, area laid to lawn, stone flagged patio, timber fenced boundaries.



Note:
Council Tax Band:

EPC Rating: B

Tenure: believed to be Freehold







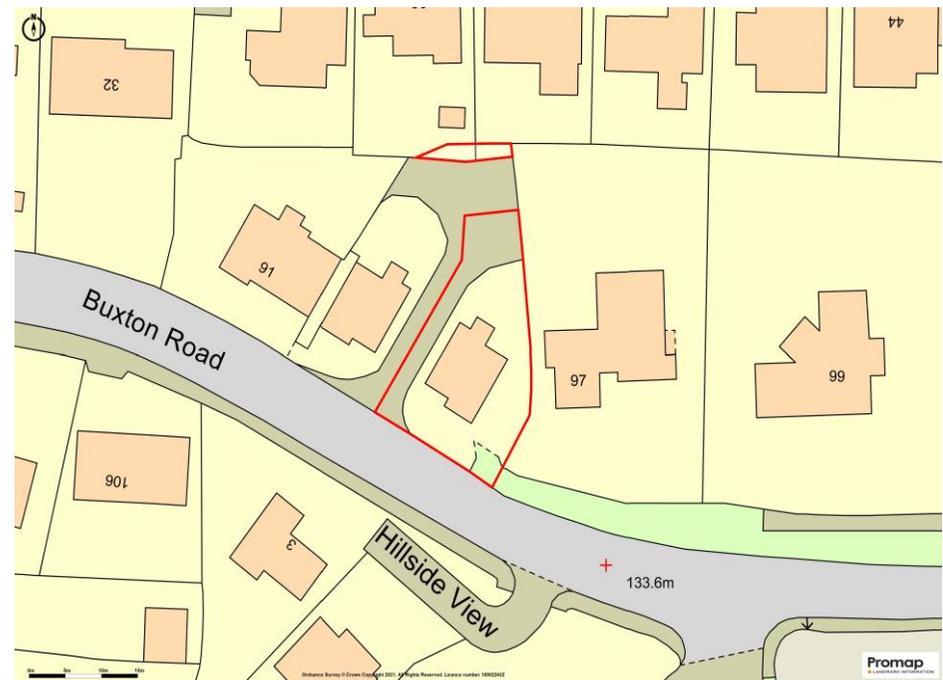


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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