



Sandbach Road, Congleton, CW12 4LW.
£390,000

Whittaker
& Biggs
Est. 1930

Sandbach Road, Congleton, CW12 4LW.

This detached home offers fantastic sized accommodation with four bedrooms over two floors offering versatile accommodation suitable for a variety of purchasers including families looking for a non estate home close to local amenities.

Not only spacious inside, but this delightful property is also set upon a generous sized plot with equally proportionate front and rear gardens, with a generous frontage which offers ample off-road parking for several vehicles, with space for a caravan/ motorhome. In addition, there is an integral garage with an electric remote-controlled door.

Once you step inside you are truly spoilt for space. There is a wonderful sized lounge, plus a separate formal dining room which overlooks the rear gardens and could also be utilised as a bedroom, if desired.

There is also a dining kitchen which has been furnished with a range of on trend gloss units complete with quality integral appliances. Serving the kitchen is a separate utility room which offers immediate access to the garage and rear garden



There is a double bedroom and a spacious shower room which completes the ground floor accommodation.

To the first floor which offers further potential as well as having two further double bedrooms and a shower room. Externally as previously mentioned there are generous sized gardens with the rear being fully enclosed and laid to lawn with an adjoining patio area and feature borders.

Located within a highly sight after non estate location of Congleton, you have all the local amenities to hand as well as easy access to neighbouring Cheshire towns of Sandbach, Holmes Chapel and Knutsford as well as motorway and railway access. Offered for sale with no upward chain, this extensive detached home offers so much potential for the right purchaser

To the front of the property is parking for several vehicles plus a motorhome/caravan. Having a easily maintainable garden mainly laid to lawn with an array of mature plants and shrubbery. To the rear of the property, you will find a fully enclosed garden mainly laid to lawn with patio area and mature plants and shrubbery

Entrance Porch

UPVC construction with glazed front entrance door and UPVC double glazed windows to front and side. Tiled

flooring wall light point, timber part glazed door with matching side panels giving access into:-

Entrance Hall 20' 0" reducing to 2.1 x 15' 10" (6.09m x 4.83m) Having stairs to first floor landing. Radiator, wood effect laminate flooring.

Lounge 24' 8" x 14' 1" (7.53m x 4.29m)
UPVC double glazed window to front aspect with views over the attractive front gardens. Radiators, wall light points, hexagon shaped obscured glazed window to side aspect, feature fireplace with timber mantle and gas fire set upon a marble hearth with matching inset.

Dining Room 18' 10" x 9' 11" (5.74m x 3.01m)
Window to rear aspect with views over the enclosed rear garden. Two radiators.

Ground Floor Bedroom Two 12' 8" x 9' 11" (3.86m x 3.01m)
Overlooking the front gardens. Radiator.

Family Bathroom 8' 11" x 9' 9" (2.72m x 2.96m)
Having a walk in shower with thermostatically controlled shower, fold out seat and grab rails all in a fully tiled area with extractor fan. Modern wall mounted wash hand basin and low-level WC. Karndean flooring, UPVC double glazed obscured window to rear aspect, radiator, white towel radiator. Linen store cupboard

Ground Floor Bedroom One 15' 2" x 10' 1" (4.63m x 3.08m)
UPVC double glazed window to front aspect, radiator. Having a range of quality fitted bedroom furniture

Bedroom Four 10' 0" x 9' 9" (3.06m x 2.97m)
Having UPVC double glazed window to rear aspect, radiator, built in wardrobes

Note:

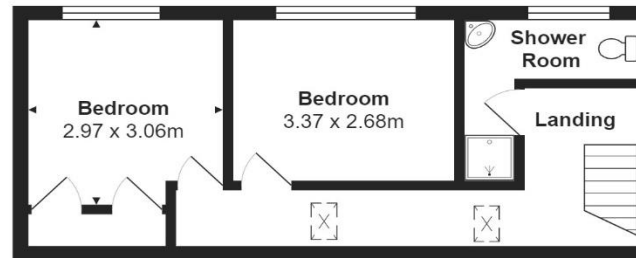
Council Tax Band: E

EPC Rating: D

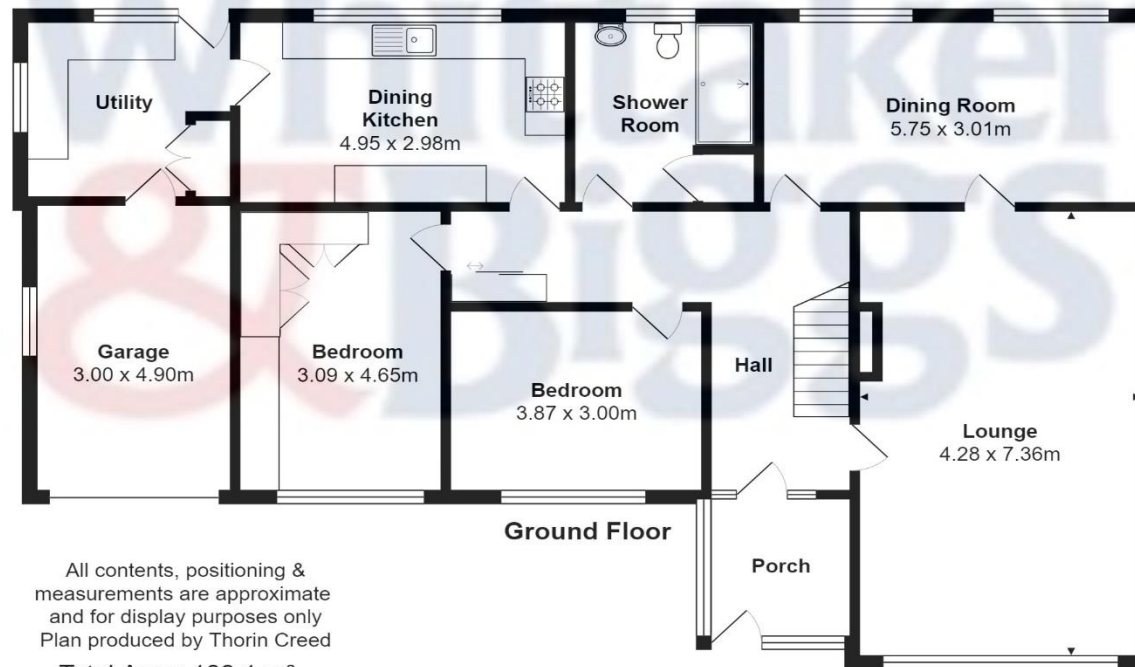
Tenure Freeholds







First Floor



Ground Floor

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

Total Area: 183.1 m²



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