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**1 Bunts Lane**

Congleton, Cheshire CW12 2EX

**Selling Price: £345,000**

- IMPRESSIVE WELL PRESENTED MODERN DETACHED HOME
- TWO RECEPTIONS
- MODERN KITCHEN DINER
- THREE BEDROOMS
- DRIVEWAY & DETACHED GARAGE
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO TOWN CENTRE

## FOR SALE BY PRIVATE TREATY (Subject to contract)

A rare opportunity to acquire an impressive modern designed detached home tucked away in a convenient location.

Viewing is essential to fully appreciate the design, character of this unique property.

The fully double glazed and centrally heated accommodation comprises: composite front door to hall with stairs and doors to lounge, dining room/snug or bedroom, cloakroom, modern fitted kitchen diner (with integrated appliances) and utility room.

At first floor level the landing allows access to three bedrooms and a four piece white bathroom.

Outside to the side there is a tarmac driveway leading to and terminating at the detached garage. Enclosed rear garden with sunny aspect and ease of maintenance artificial lawn.

Bunts Lane is off Canal Road and is a convenient walking distance of the town centre, High Town railway station with its shops and public houses together with canal and country walks.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**OPEN PORCH :** Composite front door to hall.

**HALL :** Feature radiator. 13 Amp power points. Staircase with glass insert. Under stairs cloaks cupboard. Contemporary timber and glass doors to principle rooms.

**CLOAKROOM/W.C. 5' 6" x 4' 11" (1.68m x 1.50m):** PVCu double glazed window. White low level W.C. and feature glass bowl wash hand basin set on base unit. Tiled floor and partly tiled walls. Feature chrome radiator.

**LOUNGE 16' 0" x 11' 0" (4.87m x 3.35m):** PVCu double glazed window. Feature radiator. Feature electric fireplace. 13 Amp power points. Television aerial point.

**KITCHEN/DINER 20' 3" x 8' 6" (6.17m x 2.59m):** Modern grey fully fitted base and eye level units with integral appliances comprising: 5-ring hob, extractor canopy over, split level oven and microwave oven, dish washer and fridge. One and a half sink with flexible mixer tap. Radiator. Tiled floor. Door to utility room. Double french doors to patio and garden.

**DINING ROOM/SNUG 10' 0" x 9' 0" (3.05m x 2.74m):** Could also be used as a bedroom. PVCu double glazed window. Radiator. 13 Amp power points. Television point. Feature electric fireplace.

**UTILITY 8' 6" x 5' 7" (2.59m x 1.70m):** PVCu double glazed door to rear. Single panel central heating radiator. Fitted base unit with inset single drainer stainless steel sink with mixer tap. 13 Amp power points. Wall mounted Logic gas central heating boiler. Space for washing machine/dryer and fridge freezer. Tiled floor.

**First Floor Landing :** Velux roof light. 13 Amp power points. Doors to all rooms.

**BEDROOM 1 FRONT 17' 8" x 11' 0" (5.38m x 3.35m) maximum:** Velux roof light to front. PVCu double glazed window to rear. Television point. Radiator. 13 Amp power points. Double doors to eaves storage.

**BEDROOM 2 REAR 9' 8" x 7' 10" (2.94m x 2.39m):** PVCu double glazed window to rear. Radiator. 13 Amp power points. Television point.

**BEDROOM 3 REAR 8' 0" x 6' 4" (2.44m x 1.93m):** PVCu double glazed window. Radiator. 13 Amp power points. Television point.

**BATHROOM 7' 6" x 8' 10" (2.28m x 2.69m):** Velux roof light. White contemporary suite comprising: low level W.C., wash hand basin set in vanity unit, tub style bath and double sized shower enclosure. Tiled walls and floor. Two feature radiators.

**Outside :**

**GARAGE 18' 4" x 9' 11" (5.58m x 3.02m):** Single detached garage (wide enough to park a car and enough access to open car doors). Constructed of brick under a tiled roof. Up and over vehicular access door. PVCu double glazed pedestrian door and window to side. Power and light.

**REAR :** Fully enclosed having patio, artificial lawn. Raised flower bed. Wrought iron gate to side.

**FRONT :** Brick boundary wall and flower bed with path to front door.

**SIDE :** Tarmac driveway terminating at the garage.

**TENURE :** Freehold (subject to solicitors verification).

**SERVICES :** All mains services are connected (although not tested).

**VIEWING :** Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** D

**DIRECTIONS:** SATNAV CW12 2EX

