



10 ANNAN CLOSE, CONGLETON, CW12 3RZ

OFFERS OVER £400,000



STEPHENSON BROWNE

Stephenson Browne are proud to market this recently extended, well presented four bedroom detached home situated at the head of a quiet cul-de-sac on Annan Close. Located within the sought after area of Mossley you couldn't get a better location being just a stone throw away from Congleton train station and the Town Centre you are in the midst of many local amenities, great transport links and schools.

Internally you are firstly greeted into the entrance hall with access to all ground floor living space and stairs to the first floor. Having been reconfigured the kitchen has now been opened up into one room making this a spectacular breakfast kitchen, a space for the whole family to enjoy. Beyond the breakfast kitchen the property has been extended to the side creating a utility space with plumbing available for washer and dryer, an additional reception room perfect for a work from home space or could also be used as a further bedroom and a modern shower room. Adding to the living space you also have a cosy living room with open archway into a separate dining area, perfect for more formal dining, with French doors overlooking the rear garden.

To the first floor you have landing providing access to the the master bedroom with en suite, three additional bedrooms and main family bathroom.

Externally the property benefits a tarmac 'd driveway to the front providing ample off road parking with well maintained laid to lawn area alongside. You also can access the rear from both sides of the property. The rear garden is private and easy to maintain with the bottom tier decorated with stones and the top tier laid with astro turf, a great space to enjoy sitting out in the summer months. There is also extra garden space to the side currently housing a shed and perfect for storing bins.

Don't miss out for the opportunity to view this fantastic home!



Hallway

Access to all ground floor accommodation and stair access to first floor accommodation.

Lounge

13'2" x 10'2"

UPVC double glazed bay window to the front elevation, ceiling spotlights, carpet flooring, central heating radiator, feature electric fireplace, ample power points, opens up into the dining area.

Dining Room

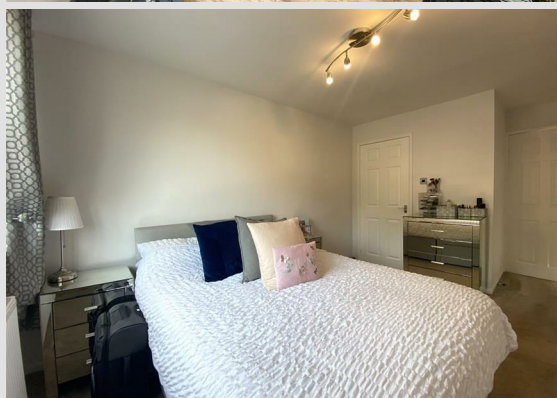
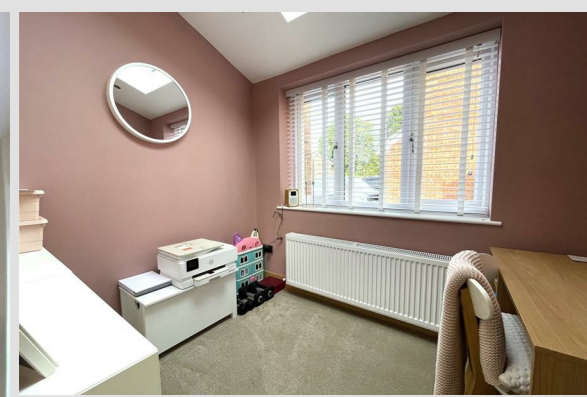
13'2" x 9'2"

UPVC double glazed window and French doors to the rear elevation leading out onto the rear garden, two ceiling spotlights, carpet flooring, central heating radiator, ample power points, ample power points, direct access into the under stair storage cupboard and kitchen.

Kitchen/Breakfast Room

25'3" x 8'9"

Fitted kitchen comprising wall and base units with work surface over, sink with single drainer and pull away mixer tap, built in eye level oven, fitted dishwasher, electric hob with extractor over, ceiling spotlights, wood effect flooring, UPVC double glazed window to the rear elevation and to the front elevation, central heating radiator, ample power points, direct access into the utility/study/shower room.



Utility Room

15'1" x 9'11" (irregular shaped room)
Side door access leading out to the front or rear of the property, space and plumbing for a washing machine/ dryer, two UPVC double glazed windows and one UPVC double glazed skylight, wood effect flooring, ceiling spotlights, vertical wall mounted central heating radiator, ample power points.

Shower Room

8'9" x 6'2" (irregular shaped room)
Three piece modern suite with low level WC, vanity hand wash basin with chrome mixer tap, walk in shower with sliding glass shower door, rainfall shower head and removable shower head, shower splashback, tiled flooring, ceiling spotlights, wall mounted heated towel radiator, UPVC opaque double glazed window to the front elevation.

Study

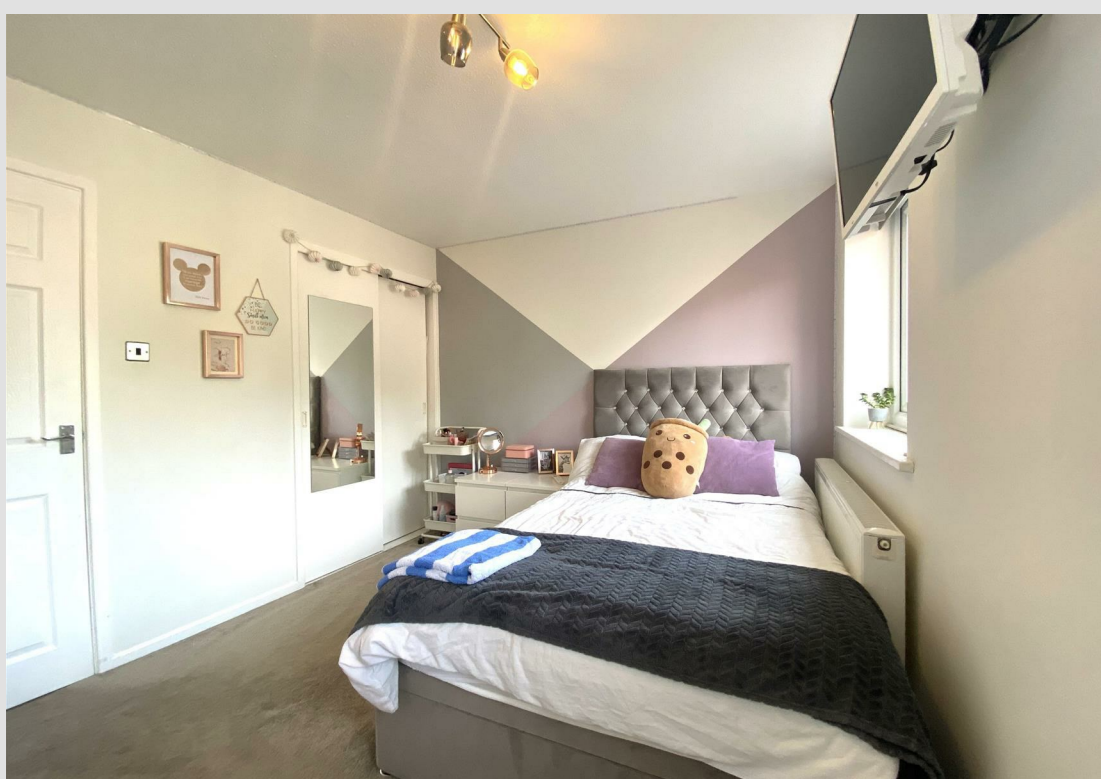
8'2" x 6'7"
UPVC double glazed window to the front elevation, carpet flooring, UPVC double glazed skylight, ceiling spotlights, central heating radiator, ample power points.

Landing

Access into all first floor accommodation, access into the loft space, carpet flooring, ceiling light fitting, power points, access into the airing cupboard.

Master Bedroom

12'5" x 8'6"
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, ample power points, central heating radiator, direct access into the en suite.



En Suite

5'6" x 3'2"

Three piece suite with low level WC, hand wash basin with chrome mixer tap, walk in mixer shower with removable shower head, sliding glass shower door, tiled splashback, vinyl wood effect flooring, ceiling light fitting, UPVC opaque double glazed window to the side elevation,

Bedroom Two

13'2" x 9'4" max

Two UPVC double glazed windows to the front elevation, ceiling light fitting, carpet flooring, built in double wardrobe with sliding door, central heating radiator, ample power points.

Bedroom Three

9'2" x 6'9"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, built in double wardrobe, ample power points.

Bedroom Four

8'9" x 6'9"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, built in double wardrobe with sliding mirrored door, ample power points.

Bathroom

6'2" x 6'1"

Three piece modern suite with low level WC, wall mounted hand wash basin with chrome mixer tap, low level bath with glass shower screen, mixer tap, wall mounted removable shower head and rainfall shower head, tiled walls throughout, tile effect flooring, heated towel radiator, ceiling spotlights, wall mounted led mirrored cabinet, UPVC opaque window to the rear elevation.

Externally

Externally to the front of the property is a tarmacked driveway with parking available for up to three cars, to the right hand side is a laid to lawn astro turf area and paved patio leading up to the front door. Access is available to the rear from both sides of the property. The rear garden is made up of stone on the lower tier and astro turf on the upper tier making this garden easy to maintain and the perfect space to entertain in the summer months.

Tenure

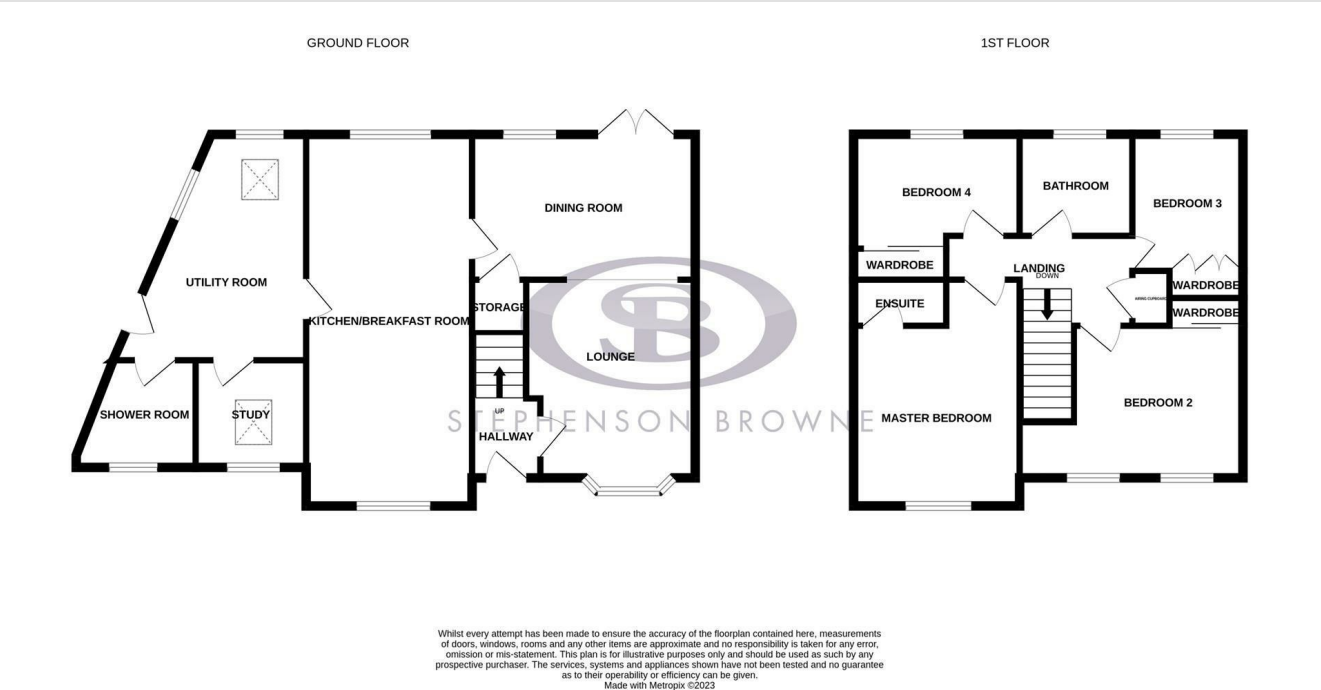
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

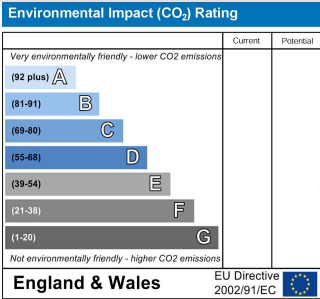
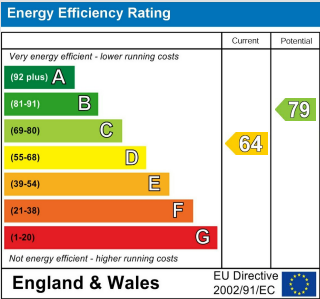
For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



Area Map



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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