



2 BIGGS WAY, CONGLETON, CW12 1LZ

£250,000



STEPHENSON BROWNE

BEST OFFERS BY MONDAY 12TH AUGUST AT 2:00PM DUE TO HIGH INTEREST LEVELS

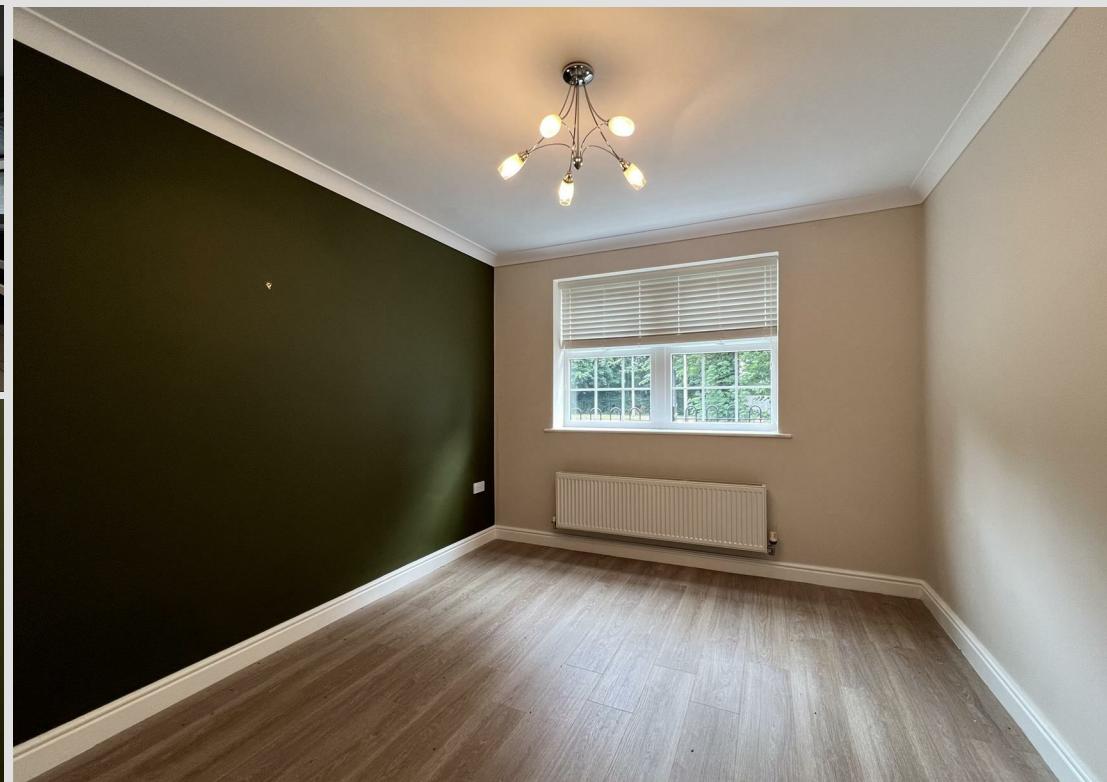
Stephenson Browne are delighted to offer for sale this modern four bedroom detached home! All built to a high specification, this small development is situated within the popular Lower Heath area, with lots of greenery and mature Woodland surrounding the properties, this estate is unlike most others.

Its location is ideal for commuters and for accessing the town centre, which is just a 5 minute drive away. Set on the edge of Congleton, and just a short walk from open countryside, you also have easy access to Manchester and Macclesfield via the link road. The market town of Congleton offers plenty of amenities, including restaurants, pubs and bars, and lovely little cafes. You are also within the catchment area for a good selection of schools including the well regarded Eaton Bank Academy.

Moving on to the property itself, you will be welcomed into the entrance hallway, which provides access to the spacious lounge, good sized modern dining kitchen, separate dining room and a downstairs WC. To the first floor are four good size bedrooms, the master bedroom benefiting from an en-suite shower room and fitted wardrobes, bedroom two also has fitted wardrobes and the family bathroom.

Externally, to the front of the property is a block paved driveway providing off-road parking for multiple vehicles leading to single garage. The rear garden is fully enclosed and easy to maintain, mostly paved with a range of mature shrubs and bushes.

An early viewing is highly recommended to appreciate what this property has to offer!



Entrance Hall

17'0" x 3'8"

Lounge

25'9" x 12'0"



Dining Room

12'8" x 10'2"

Kitchen/Diner

16'1" x 10'5"

Landing

15'2" x 14'1"

Bedroom One

11'6" x 11'5"

Bedroom Two

11'5" x 11'3"

Bedroom Three

10'10" x 9'7"

Bedroom Four

11'5" x 8'6"

Bathroom

7'5" x 5'8"

Garage

17'3" x 10'0"

Externally

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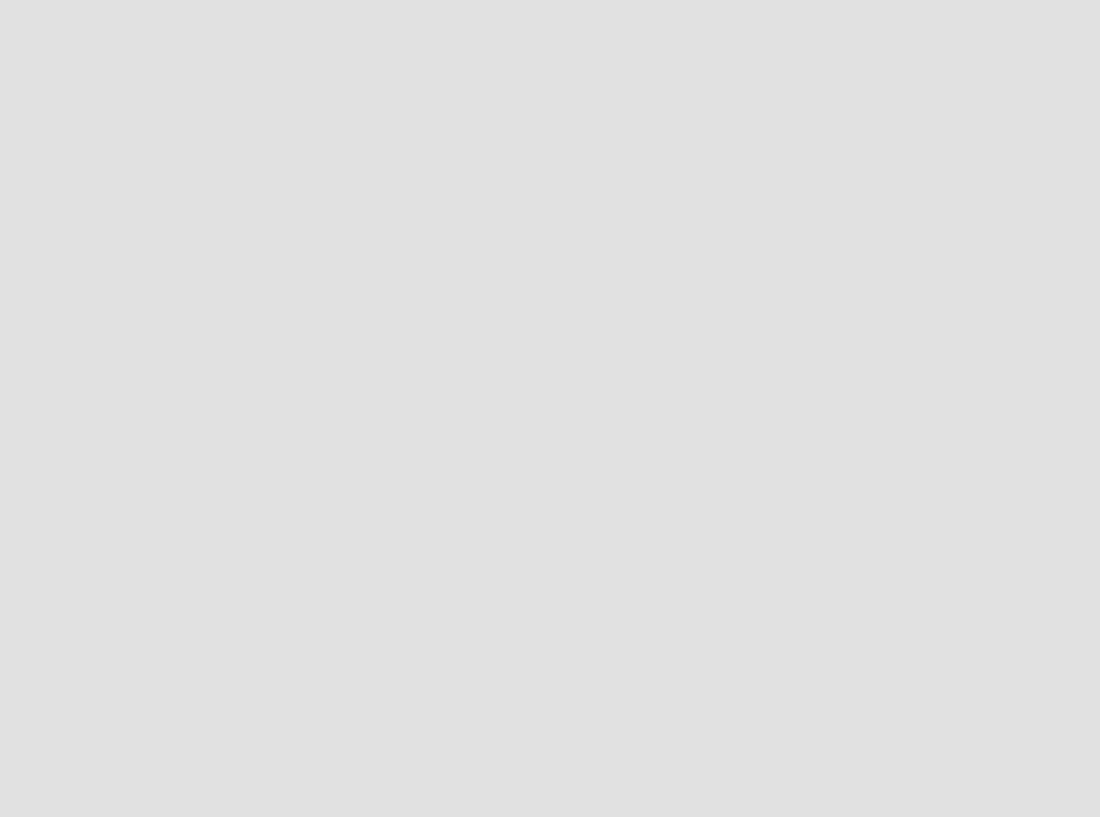
Tenure

We understand from the vendor that the property is leasehold. 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.

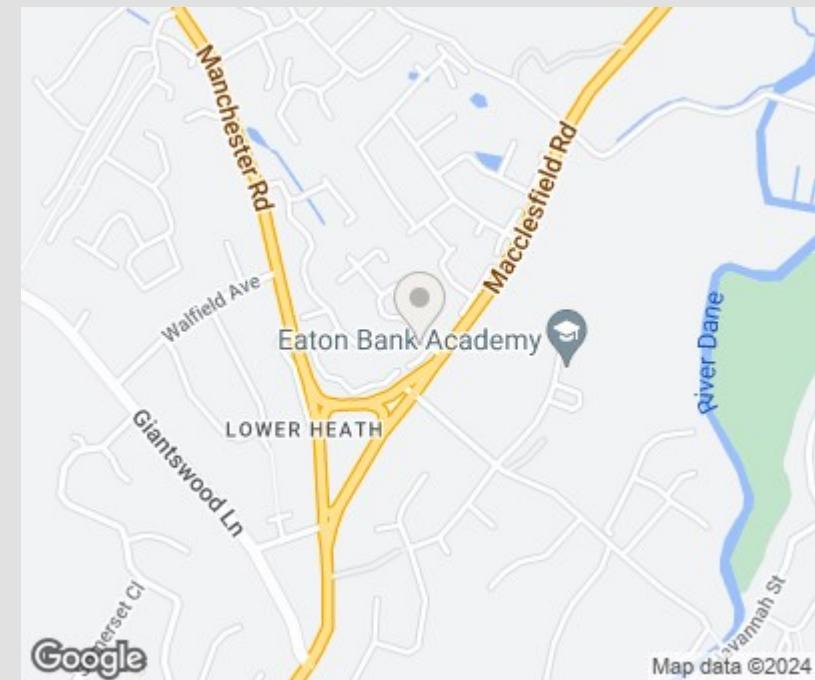




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64