



STEPHENSON BROWNE

Avon Drive, Congleton

CW12 3RG



**Offers In The Region Of
£415,000**

Description

Stephenson Browne are delighted to bring to the market this beautifully presented four-bedroom detached family home. The current owners have left no stone unturned in creating a stylish and contemporary home, with the property having been extensively modernised throughout to an exceptional standard.

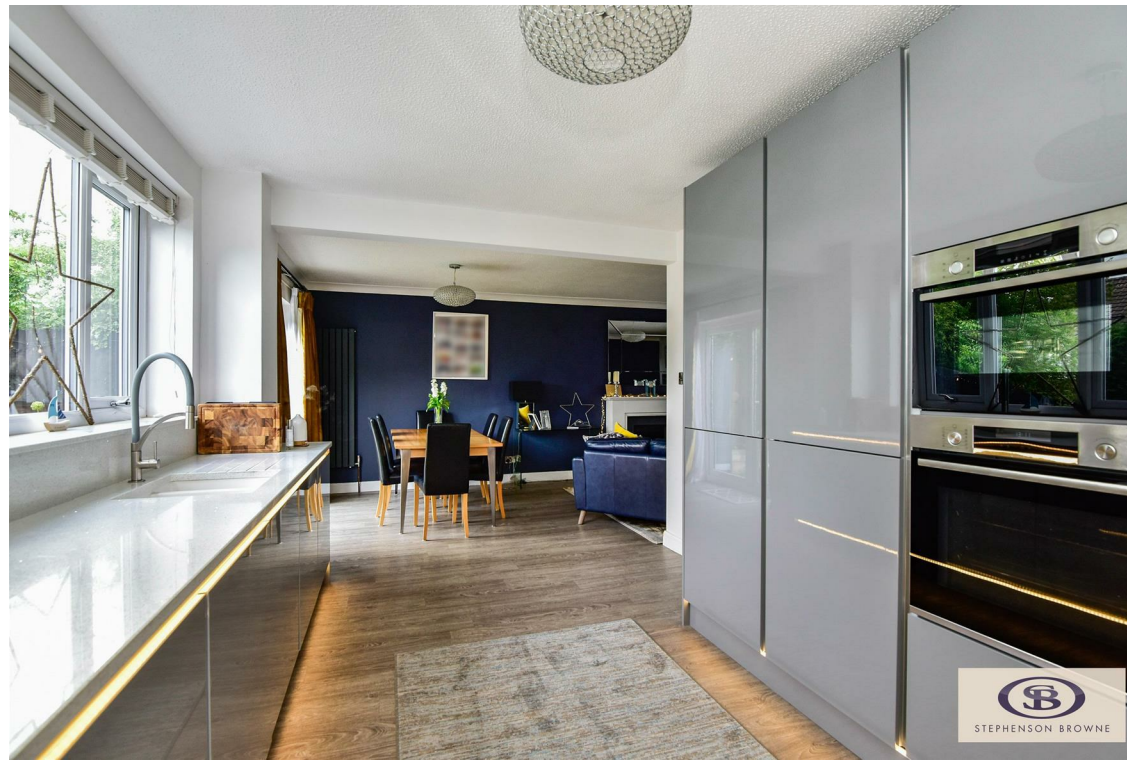
The accommodation briefly comprises a welcoming entrance hall with a useful storage cupboard, a spacious and inviting lounge, and an impressive open-plan kitchen diner. The recently fitted kitchen boasts a range of high-quality integrated appliances, making it an ideal space for both everyday family living and entertaining.

To the first floor, the property features three generous double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room, alongside a versatile fourth single bedroom that would make an ideal nursery, home office, or dressing room. A contemporary family bathroom completes the first-floor accommodation.

Externally, the property offers ample off-road parking, an integral single garage, and a private, enclosed rear garden, providing the perfect setting for outdoor relaxation and family enjoyment.

Situated within a popular and family-friendly residential development, the property is ideally located close to highly regarded schools, local amenities, and excellent transport links, including Congleton Train Station, making it an excellent choice for commuters and growing families alike.



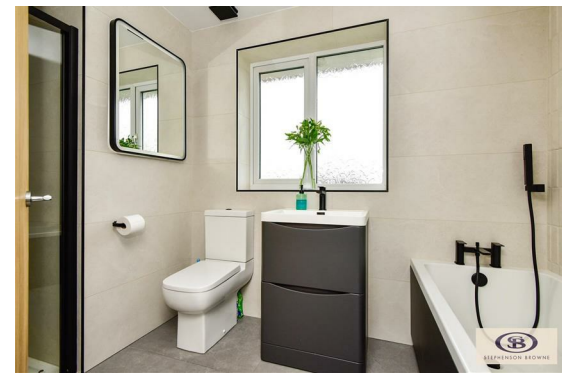


Viewing

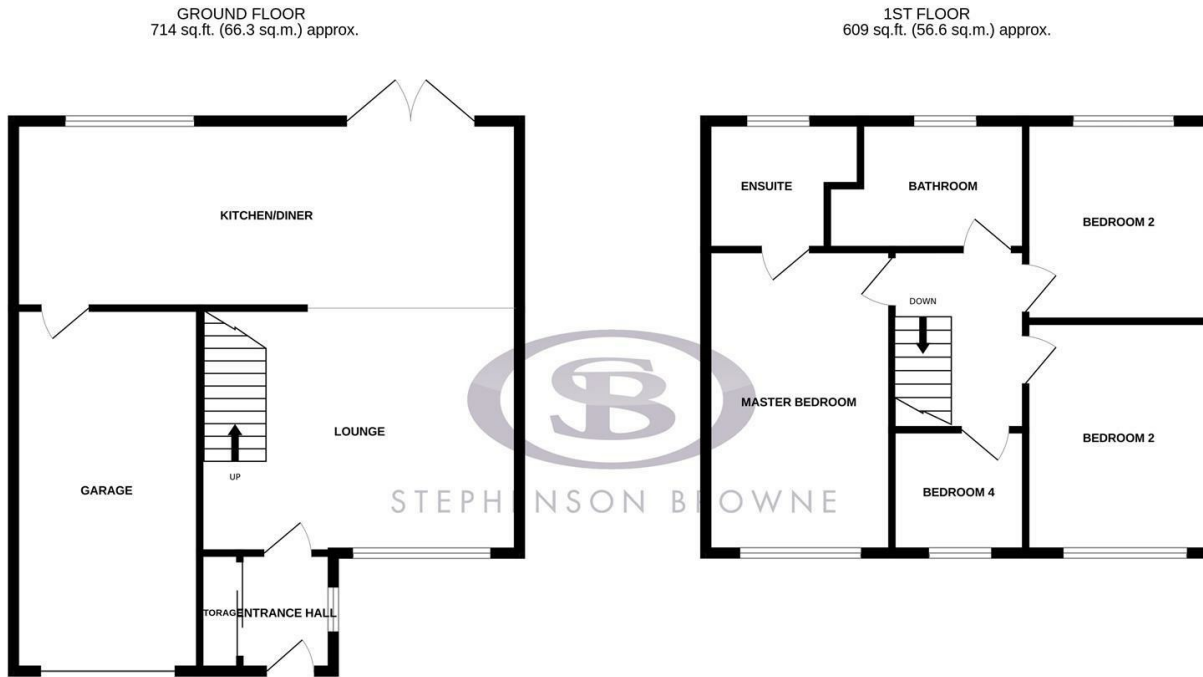
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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Floorplans



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	61	England & Wales
		74	EU Directive 2002/91/EC

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