



25 SEMPER CLOSE, CONGLETON, CW12 2BJ

OFFERS OVER £278,000



STEPHENSON BROWNE

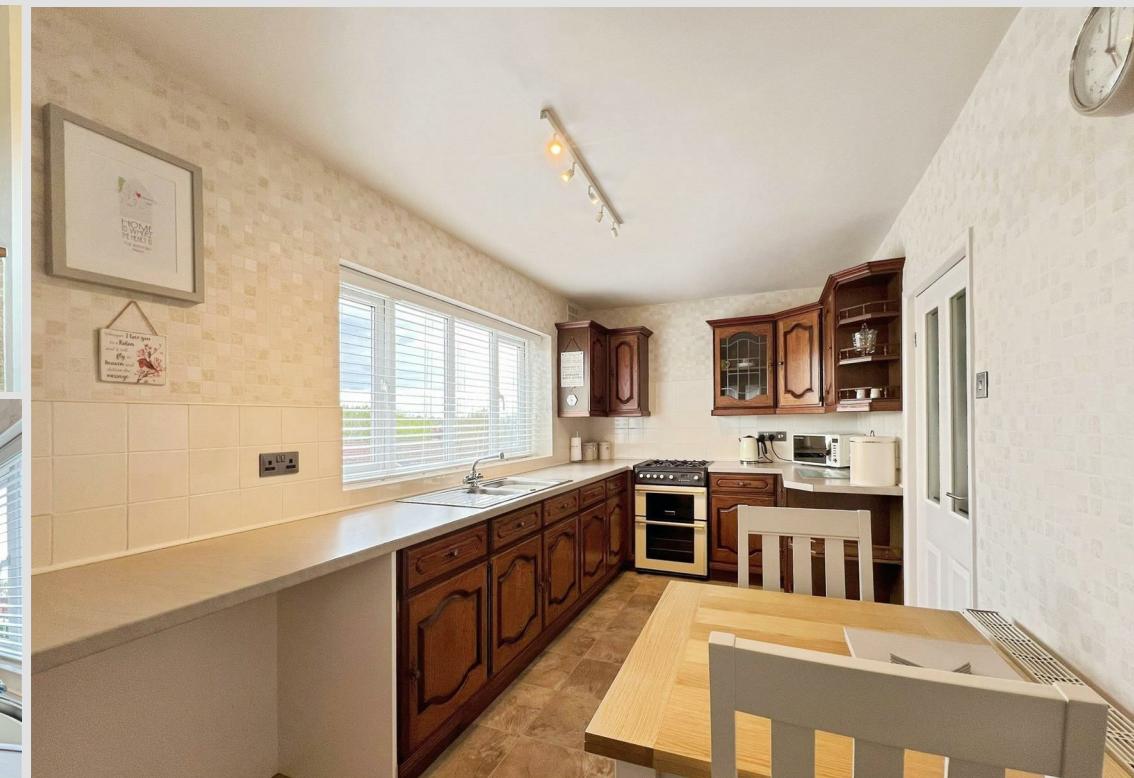
Immaculately presented throughout and occupying a generously sized plot, we at Stephenson Browne are delighted to bring to market this superb four-bedroom semi-detached property, positioned within a highly sought-after estate on Semper Close. Perfect for families, the home boasts a wealth of attractive features including two separate reception rooms—one of which could also be utilised as a downstairs bedroom—a utility room with a spacious storage cupboard, and access to a cellar which, subject to the relevant planning permission, offers fantastic potential for conversion to suit a variety of needs. The property also benefits from a generous, well-maintained rear garden.

Ideally situated close to a range of excellent amenities, reputable schools, and picturesque canal and countryside walks, this home also enjoys easy walking distance to Congleton Park and the newly renovated Church House Pub, placing everything you need for day-to-day life within easy reach.

Internally, the ground floor comprises a bright and spacious lounge, an additional sitting room, a breakfast kitchen, and a utility room with access to the rear garden. To the first floor, you will find four well-proportioned bedrooms, all served by a stylish four-piece family bathroom.

Externally, the front of the property offers a tarmac driveway providing off-road parking for two vehicles. The rear garden is enclosed, low maintenance, and thoughtfully tiered, featuring multiple laid to lawn areas bordered by mature shrubs and planting.

An early viewing is highly recommended to truly appreciate all that this wonderful property has to offer!



## **Entrance Hall**

External front entrance door, providing access into further ground floor accommodation and stair access to first floor accommodation, carpet flooring, ceiling light fitting.

## **Lounge**

15'0" x 12'5"

UPVC double glazed window to the front elevation, feature gas fireplace, carpet flooring, ceiling light fitting, central heating radiator, power points



## **Sitting Room**

11'4" x 9'8"

UPVC double glazed window to the side elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

## **Kitchen**

15'7" x 7'11"

Wooden fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset stainless steel sink with double drainer and mixer tap, space for cooker and fridge freezer, UPVC double glazed window to the rear elevation, ceiling light fitting, vinyl tile effect flooring, central heating radiator, power points, access to under stair storage.



## **Utility**

9'9" x 8'1"

Base unit with space and plumbing for a washing machine and dryer, external rear access door out into the garden, UPVC double glazed window to the side elevation, carpet flooring, central heating radiator, access to storage cupboard housing the boiler with access to the cellar.

## Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring.

## Bedroom One

12'4" x 11'2"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, fitted wardrobes, built in storage cupboard, central heating radiator, power points.



## Bedroom Two

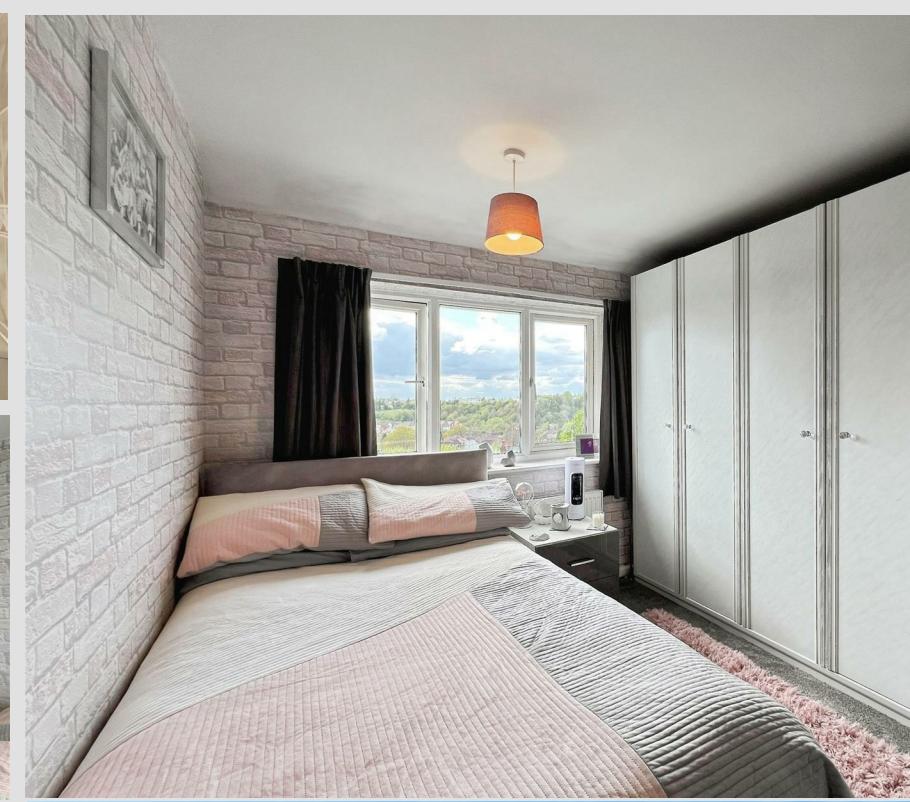
9'8" x 9'2"

UPVC double glazed window to the rear elevation, fitted wardrobes, carpet flooring, ceiling light fitting, central heating radiator, power points.

## Bedroom Three

10'3" x 9'10"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points, accessed from bedroom four.



## Bedroom Four

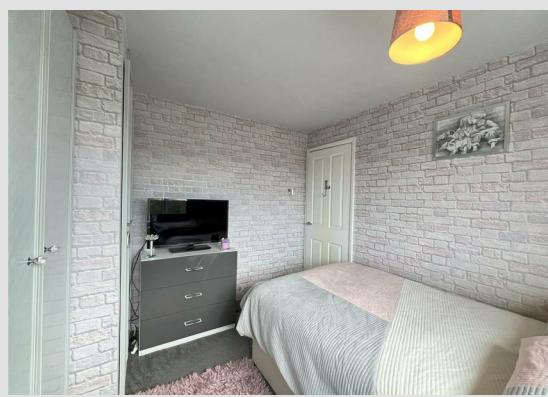
10'8" x 7'1"

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

## Bathroom

9'5" x 6'7"

Four piece white suite comprising low level WC, hand wash basin with mixer tap, low level bath with pillar taps, walk in mixer shower with removable shower head, tiled walls throughout, vinyl flooring, ceiling light fitting, central heating radiator, extractor fan, UPVC double glazed window to the rear elevation.



## **Externally**

Externally, the front of the property offers a tarmac driveway providing off-road parking for two vehicles. The rear garden is enclosed, low maintenance, and thoughtfully tiered, featuring multiple laid to lawn areas bordered by mature shrubs and planting.

## **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**

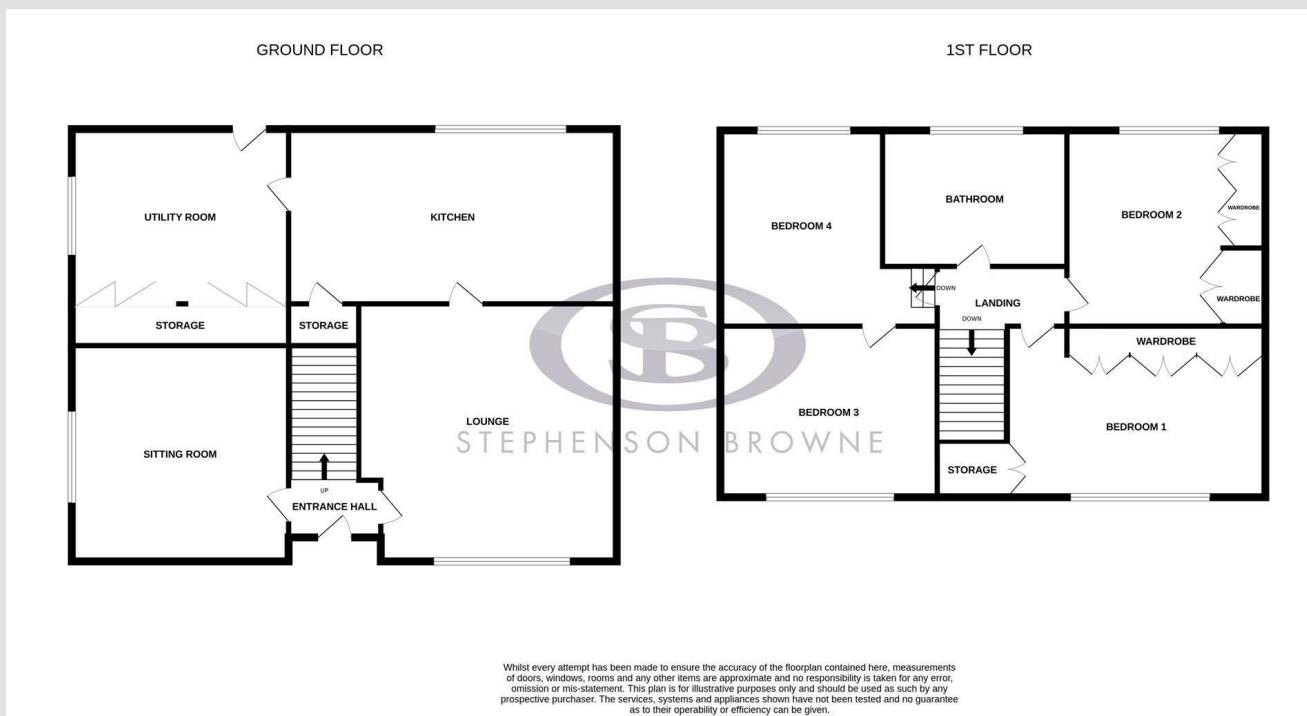
For a FREE valuation please call or e-mail and we will be happy to assist.

## **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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