



69 BANKHOUSE DRIVE, CONGLETON, CW12 2BL

£219,995



STEPHENSON BROWNE

Well presented, spacious and ready to move straight into! We here at Stephenson Browne are delighted to market this previously extended three bedroom semi detached property located within a highly desirable estate, close to a number of great amenities, schools, nearby country and canal side walks, as well as being within walking distance to Congleton Park and the newly renovated Church House pub.

Perfect for first time buyers or anyone looking to downsize, this property has many brilliant selling features including new flooring through the kitchen/dining room, brand new bathroom and great sized plot with private rear garden, making this a really great opportunity.

Internally you are welcomed into the entrance hall leading into the spacious living room with feature fire, under stairs storage, bathroom and open plan kitchen/dining room with space for appliances. To the first floor are three bedrooms, both the first and second bedroom benefitting built in storage.

Externally, to the front of the property is a brick paved driveway providing off road parking for multiple vehicles alongside a beautifully established front garden, laid to lawn with a range of mature greenery, giving ultimate privacy. To the rear of the property is an enclosed garden with paved patio area, currently housing a shed, and a further lawned area bordered by mature shrubs and flowers. There are also steps down to a further garden area. This tranquil space is a gardeners paradise and perfect for soaking up the Summer sun.

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



GROUND FLOOR

Entrance Hall

External front entrance, two UPVC double glazed windows to the side elevations, entrance matting, carpet flooring, central heating radiator, ceiling light fitting, access to further ground floor accommodation and stair access to first floor accommodation.

Living Room

15'2" x 12'5"

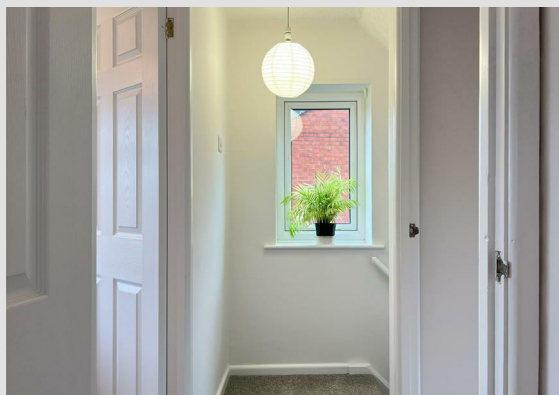
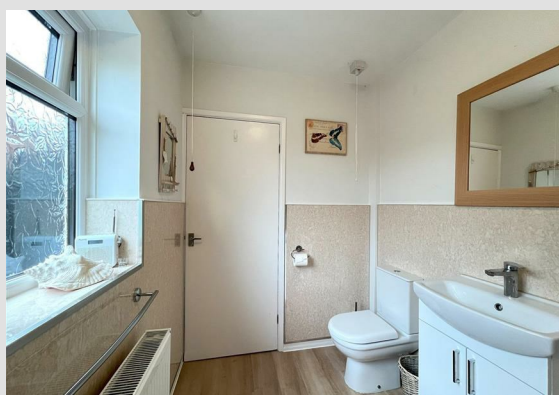
UPVC double glazed window to the front elevation, ceiling light fitting, feature electric fireplace, carpet flooring, two wall light fittings, power points, central heating radiator, access to under stair storage.

Open Plan Kitchen/Dining Room

Kitchen Area

9'1" x 8'0"

Fitted modern kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, double oven, gas hob and extractor over, space for washer/dryer, space for fridge freezer. New LVT flooring, ample power points, ceiling strip light, UPVC double glazed window to the rear elevation, external access door out into the garden to the side elevation, modern vertical radiator, open access into the dining area.



Dining Room

9'6" x 7'10"

Additional wall and base units with work surface over, ceiling light fitting, New LVT flooring, power points, central heating radiator.

Storage Area

Giving access to under stair storage and bathroom, UPVC double glazed window, houses the boiler, carpet flooring.

Bathroom

7'10" x 6'2"

Newly fitted bathroom suite comprising low level WC, vanity unit with inset hand wash basin and mixer tap, low level bath with pillar taps and electric shower over, paneled splash back, wood effect flooring, central heating radiator, extractor fan, ceiling light fitting, UPVC double glazed window to the side elevation.

FIRST FLOOR

Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, UPVC double glazed window to the side elevation, access into the loft space which is boarded with pull down ladders and light.



Bedroom One

12'7" x 11'4"

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

Bedroom Two

9'9" x 9'2"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, built in storage cupboard housing the tank with additional storage space, power points.

Bedroom Three/Study

6'9" x 6'2"

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

Externally

To the front of the property is a bricked driveway providing ample off road parking with a mature garden to the left hand side boarded by a variety of plants, shrubs and greenery. Access is available down the right hand side of the property into the rear garden housing a paved patio area great for outdoor seating with a wooden shed for storage. There are steps leading down to a laid to lawn area surrounded by mature greenery with further steps leading to the back of the garden with a range of beautiful plants, trees, shrubs and flowers. It is a true gardeners paradise.

Tenure

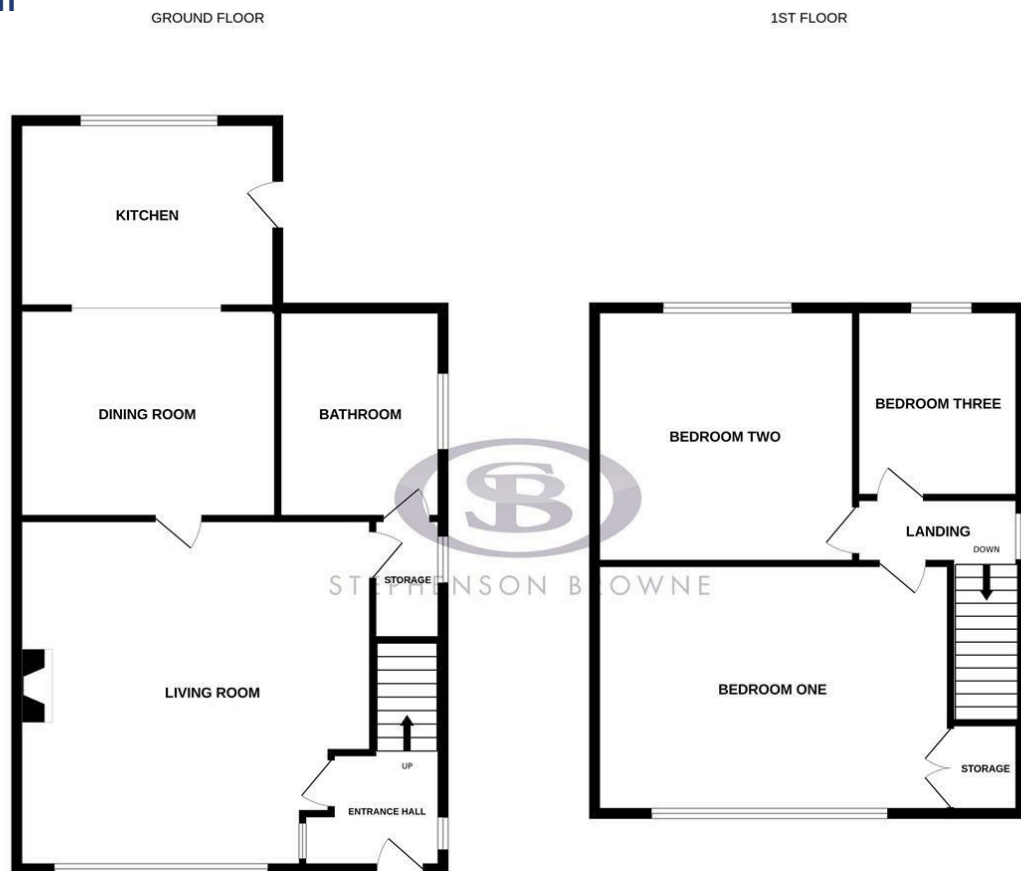
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

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



Floor Plan



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



Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current: 64	Potential: 80
England & Wales EU Directive 2002/91/EC 	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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