



91 AVON DRIVE, CONGLETON, CW12 3RG

£349,950



STEPHENSON BROWNE



This lovely detached family home sits within a popular residential area which is well placed for access to Congleton Town Centre as well as the train station. Also close by are numerous local shops and other amenities as well as lovely country walks. The property stands within a great size corner plot with a driveway providing off road parking for multiple vehicles.

Internally there is a welcoming entrance porch with downstairs WC and giving access to the spacious living/dining room with double doors onto the rear garden. From here you also have the modern newly fitted kitchen with a range of units to include a built in oven and hob as well as other appliances with access into the integral garage perfect for a utility area with a separate space for storing essentials such as lawn mower or gardening tools.

To the first floor are four bedrooms, the master being exceptionally spacious with an en suite and a separate family bathroom. The property has UPVC double glazing and gas central heating throughout and has been beautifully upgraded by the current vendors making this property ready to move into!

Externally there is a lovely enclosed garden to the rear with a good size patio providing an ideal area for sitting out during the summer months. To the front is an extended driveway providing ample off road parking.

All in all a truly lovely home worthy of an immediate inspection!





### Entrance Hall

5'2" x 3'2"

Newly fitted UPVC front entrance door, UPVC double glazed window to the front elevation, ceiling light fitting, wood effect flooring, vertical central heating modern radiator, access into the downstairs WC and further ground floor accommodation, the roof was replaced from a flat roof to a hip roof back in 2022 which covers the hallway, downstairs WC and front part of the garage.

### WC

5'2" x 3'1"

UPVC double glazed opaque window to the front elevation, low level WC, hand wash basin with chrome mixer tap and storage cupboard underneath, chrome towel radiator, wood effect flooring, half tiled walls throughout, ceiling light fitting.

### Lounge

16'1" x 13'4"

Sizable lounge which opens up into the dining area creating a bright and airy family room, the lounge area comprising carpet flooring, ceiling light fitting, UPVC double glazed window to the front elevation, central heating radiator, socket for a wall mounted TV, ample power points, stair access to first floor accommodation with motion sensor stair lighting.

### Dining Room

10'0" x 9'8"

UPVC double glazed French doors looking out onto the rear garden, wood effect flooring, modern central heating radiator, ceiling light fitting, power points, direct access into the kitchen.

### Kitchen

15'4" x 9'7"

Newly fitted contemporary kitchen comprising multiple wall and base units with marble work surface over, breakfast bar with base units, inset sink with double drainer and high pressure pull out mixer tap, built in eye level Bosch double oven, electric hob with extractor over, space for a large fridge freezer, built in dishwasher, wood effect flooring, ceiling spotlights, UPVC double glazed window onlooking the garden, ample power points, modern vertical central heating radiator, ample power points, door access into the integral garage, external door access out onto the garden.





### **Garage**

20'1" x 9'4"

Base and shelving units for storage, light sensor ceiling light fitting, space and plumbing for a washing machine and dryer. The last part of the garage has been sectioned off which also provides plenty of ceiling storage, a ceiling light fitting, external up and over garage door.

### **Landing**

9'1" x 6'0" max

Providing access to all first floor accommodation, carpet flooring, ceiling light fitting, power points, access into the loft.

### **Master Bedroom**

17'10" x 9'5"

Extensive master with UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, bed wall light fitting, socket for a wall mounted TV, ample power points, direct access into the En suite.

### **En Suite**

6'2" x 5'4"

Stylish three piece suite with low level WC, hand wash basin with pillar taps, walk in mixer shower with glass shower door and removable shower head, shower splash back panel, half tiled walls throughout, herringbone effect vinyl flooring, central heating radiator, UPVC double glazed opaque window to the rear elevation, ceiling spotlights.

### **Bedroom Two**

13'8" x 9'11"

Brilliant sized second bedroom with UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, socket for a wall mounted TV, ample power points.

### **Bedroom Three**

9'11" x 9'7"

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

### **Bedroom Four**

8'5" x 6'0"

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





**Family Bathroom**

7'8" x 5'6"

Modern three piece suite with low level WC, hand wash basin with pillar taps, low level bath with pillar taps and mixer shower over including removable shower head and glass screen shower door, tiled splash back, half tiled walls throughout, sensor ceiling light fitting, chrome towel radiator, UPVC double glazed opaque window to the rear elevation, direct access into the airing cupboard,

**Externally**

Externally the property benefits a good sized stone gravel driveway with off road parking available for three cars, paved steps leading up to the front entrance and bordered by a brick wall to either side. There is direct access to the rear of the property down the left hand side. The rear garden consist of a paved patio area perfect for outdoor summer seating with an additional decorative stones area, the garden is mostly maid up of laid to lawn surrounded by a mature hedge at the back and an additional small patio area for outdoor seating.

**Tenure**

We understand from the vendor that the property is Leasehold and the ground rent charge is £20 per annum. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

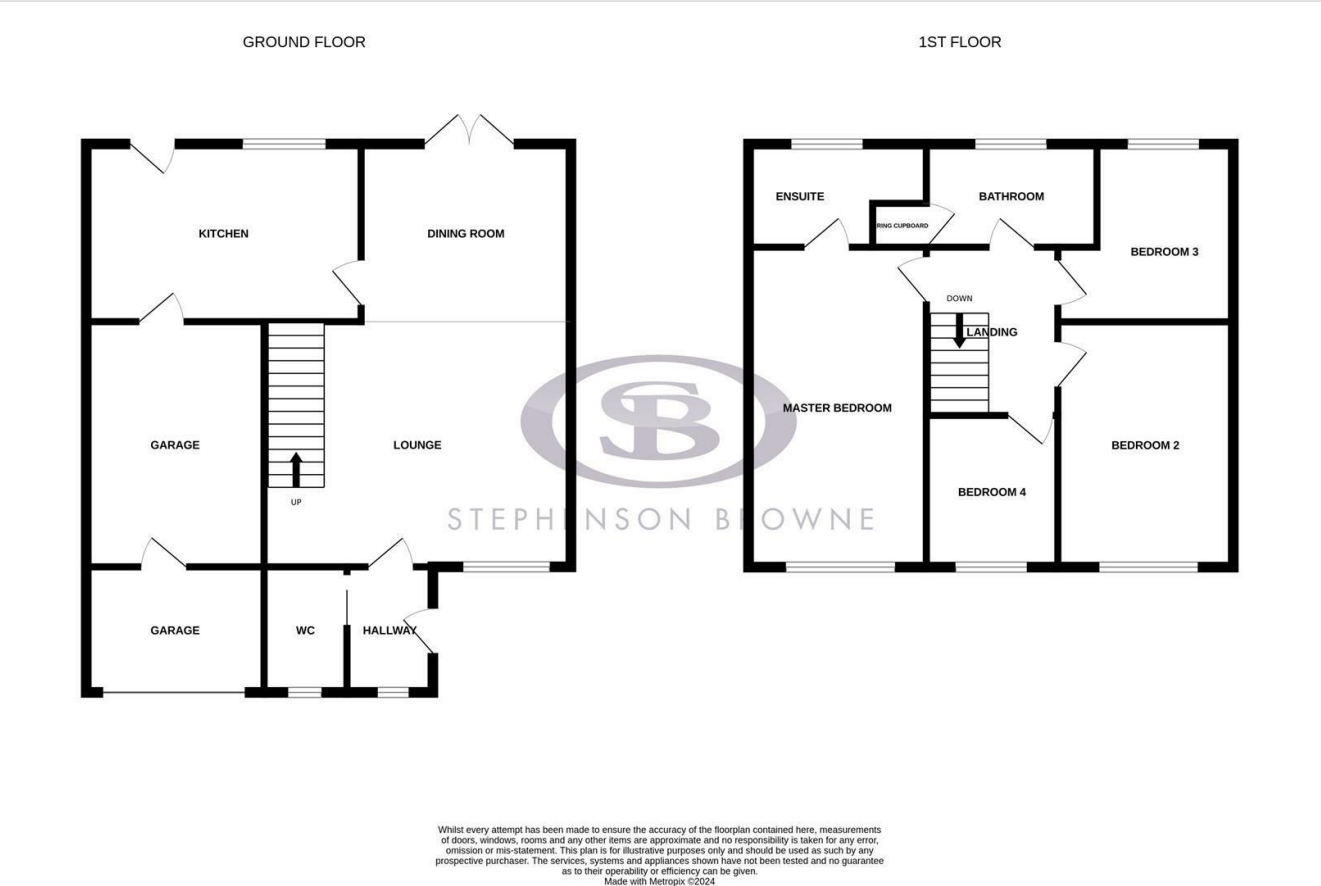
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Floor Plan



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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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