



STEPHENSON BROWNE

Harebell Drive, Congleton

CW12 4FA



£290,000

Description

A beautifully presented three-bedroom semi-detached home, located on the sought-after Harebell Drive, this modern property was built just six years ago and still benefits from the remainder of its NHBC guarantee. Offered for sale with no onward chain, it represents an excellent opportunity for a wide range of buyers seeking a move-in-ready home.

The property offers spacious and well-designed accommodation, ideal for modern living. An inviting entrance hall leads through to a generous downstairs WC, a comfortable lounge, and a stylish open-plan dining kitchen. The kitchen provides the perfect space for both everyday living and entertaining, with French doors opening onto the rear garden. The lounge also gives access to the first floor.

Upstairs, the landing leads to three well-proportioned bedrooms, with bedrooms one and two benefitting from built-in wardrobes. The main bedroom also features a contemporary En suite, while a modern family bathroom serves the remaining rooms.

Externally, the property continues to impress. To the front, there is off-road parking for two vehicles in tandem, leading to a detached garage which offers additional storage or parking options. The rear garden is thoughtfully arranged, featuring a paved patio, a lawned area, and a further decking space, perfect for outdoor seating and entertaining.

Ideally situated, the property is within easy reach of local shops and amenities at West Heath Shopping Precinct, and is within walking distance of highly regarded schools including Congleton High School and Quinta Primary School. For those who enjoy outdoor space, Astbury Mere Country Park is also just a short distance away.

This is a fantastic opportunity to acquire a modern, well-located home offering both comfort and convenience.



Room Descriptions

Entrance Hall

6'2" x 3'11"

External front entrance door, engineered oak herringbone style flooring, ceiling light fitting, central heating radiator, direct access to downstairs WC, access to further ground floor accommodation.

Lounge

16'4" x 11'7"

UPVC double glazed window to the front elevation, engineered wood oak flooring, ceiling light fitting, central heating radiator, power points, stairs to first floor accommodation with under stair storage, direct access into the open plan dining kitchen.

Open Plan Dining Kitchen

15'11" x 7'11"

Fitted kitchen comprising wall and base units with work surface over, under unit downlighters, inset sink with double drainer and mixer tap, integrated AEG oven and hob with extractor over, integrated fridge freezer, space and plumbing for washer/dryer and dishwasher ample power points, ceiling spotlights, UPVC double glazed window to the rear elevation, tiled flooring throughout. To the dining area is a ceiling light fitting, French doors leading out into the rear garden, central heating radiator, power points.

WC

5'8" x 3'11"

Low level WC, vanity hand wash basin with mixer tap, mirror and storage, central heating radiator, engineered wood oak flooring, ceiling spotlights.

Landing

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

Bedroom One

11'5" x 9'8" max

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, wood effect flooring, built in wardrobes, power points, direct access into the En suite.

En Suite

7'11" x 5'9"

Three piece white suite comprising low level WC, hand wash basin with mixer tap, walk in mixer shower with tiled splash back and removable shower head, extractor fan, central heating radiator, ceiling spotlights, tile effect flooring.

Bedroom Two

10'4" x 8'4"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, wood effect flooring, built in wardrobes, power points.



Bedroom Three

9'6" x 7'2"
UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, wood effect flooring, power points.

Bathroom

7'4" x 5'6"
Three piece suite comprising vanity unit with low level WC, hand wash basin with mixer tap and storage, large wall mounted mirror with two downlighters, low level bath with mixer tap and tiled splash back, ceiling spotlights, central heating radiator, wood effect flooring, extractor fan, UPVC double glazed window to the side elevation.

Garage

18'4" x 9'6"
Up and over garage door, power and light, external side access into the garage.

Externally

Externally, the property continues to impress. To the front, there is off-road parking for two vehicles in tandem, leading to a detached garage which offers additional storage or parking options. The rear garden is thoughtfully arranged, featuring a paved patio, a lawned area, and a further decking space, perfect for outdoor seating and entertaining.

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. Please note there is an annual maintenance charge of £195 per annum.

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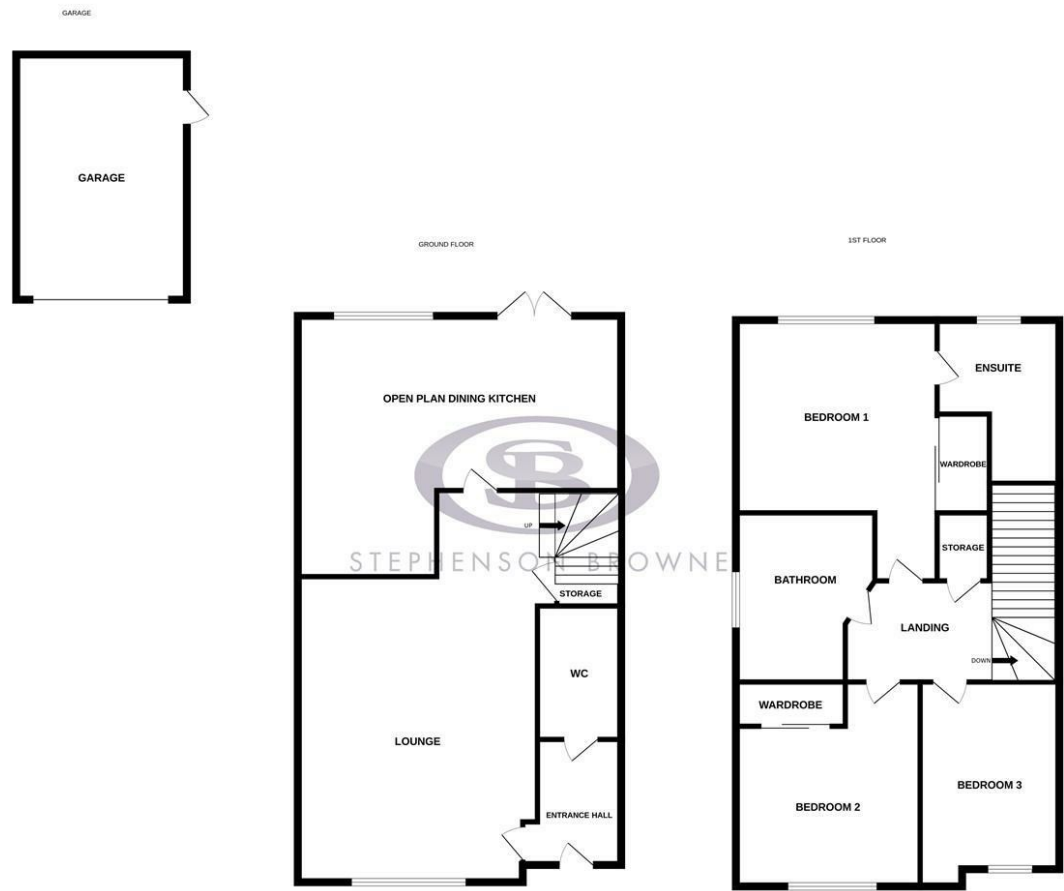
For a FREE valuation please call or e-mail and we will be happy to assist.

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.



Floorplans



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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Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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Area Map



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B		83	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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