



1, DODDSWOOD DRIVE, CONGLETON, CHESHIRE,
CW12 2AR

£330,000



STEPHENSON BROWNE

RENOVATED THROUGHOUT to a brilliant standard, Stephenson Browne are proud to market this stunning three bedroom detached true bungalow. The first thing to mention is the fantastic location, just off a private road and surrounded by mature greenery you really are getting the best of both worlds, having privacy as well as being close to many local shops and amenities, also only a short walk from Congleton Park and local primary schools, Havannah and Buglawton Primary School.

Internally you are welcomed into the entrance hall with a sliding door into the WC, as well as access into the modern fitted kitchen with numerous built in appliances such as double eye level oven, induction hob, fridge/freezer, washing machine and dishwasher and the light and spacious living room with large windows overlooking the front garden. From here you have the inner hall providing access to all three bedrooms (the third could also be used as a separate dining room) and the stunning family bathroom.

Externally this property sits in the middle of a brilliant sized, secure plot, with two gated entrances to either side of the bungalow, there is a huge amount of off road parking to the front, perfect for buyers with ample vehicles, or even anyone looking to securely park a caravan/motor home, also with a detached garage.

From the back door you enter an enclosed tiered garden with paved areas as well as a large lawned area with further land behind making this a fantastic sized space. The current vendors have landscaped the garden beautifully, making this the perfect place for soaking up the Summer sun or entertaining guests.

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



Entrance Hall

UPVC entrance door with opaque glass panels and double glazed opaque window panels to each side, tiled floor and radiator. Sliding wooden door into WC.

WC

7'0" x 3'6"
Fitted with low level WC and wall mounted hand wash basin, tiled floor, UPVC double glazed opaque window to the front elevation and boiler.

Living Room

18'10" x 12'11"
Feature tiled hearth with alcove perfect for decorative fireplace/log burner, UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, wood effect flooring and two radiators.

Dining Kitchen

18'7" x 8'10"
Modern recently fitted kitchen incorporating breakfast bar and comprising wall and base units with work surface over, built in 5 ring induction hob with extractor fan over, composite sink with drainer, double eye level oven, built in dishwasher, fridge/freezer and washing machine, tiled floor, tiled splash backs, spot lights, two UPVC double glazed windows to the rear and UPVC door with double glazed panels leading to the rear garden.

Inner Hall

Wood effect flooring and radiator.

Bedroom One

12'11" x 10'9"
UPVC double glazed window to the side elevation and radiator.

Bedroom Two

11'5" x 10'11"
UPVC double glazed window to the rear elevation and radiator.

Bedroom Three/Dining Room

10'4" x 9'4"
Wood effect laminate, UPVC double glazed window to the side elevation and radiator.

Bathroom

7'11" x 6'3"
Modern recently fitted bathroom comprising low level WC, fully tiled shower cubicle, vanity hand wash basin and bath with central mixer tap, part tiled walls, spot lights, UPVC double glazed opaque window to the side elevation and towel radiator.



Externally

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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?

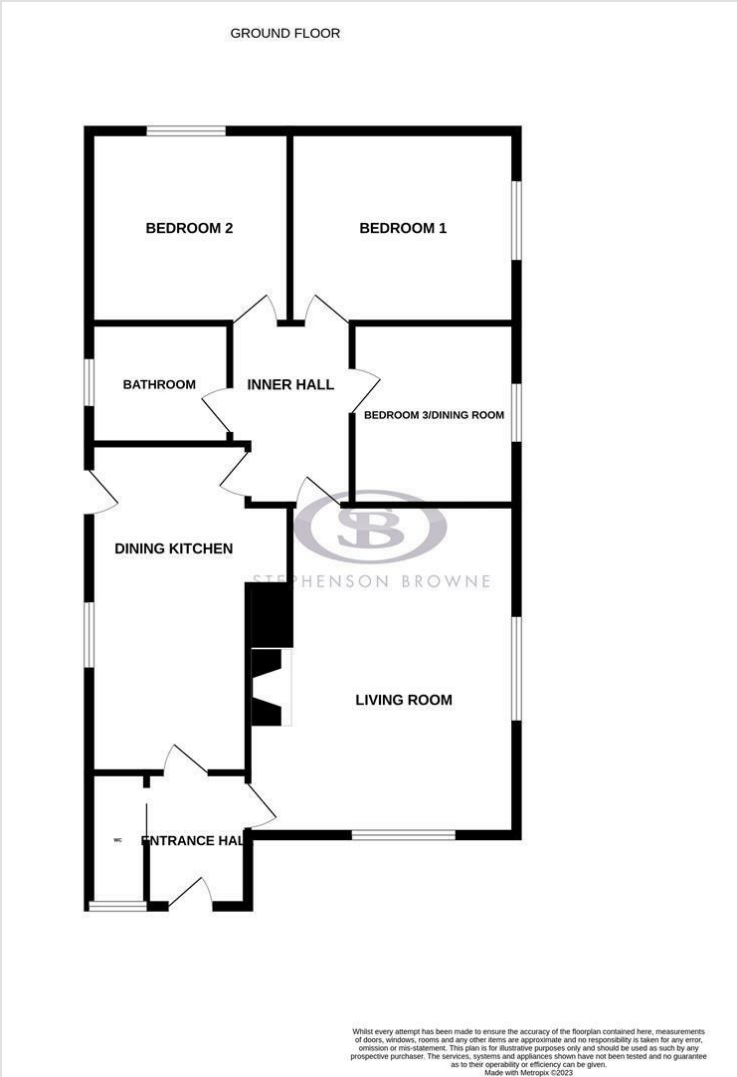
For a FREE valuation please call or e-mail and we will be happy to assist.

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

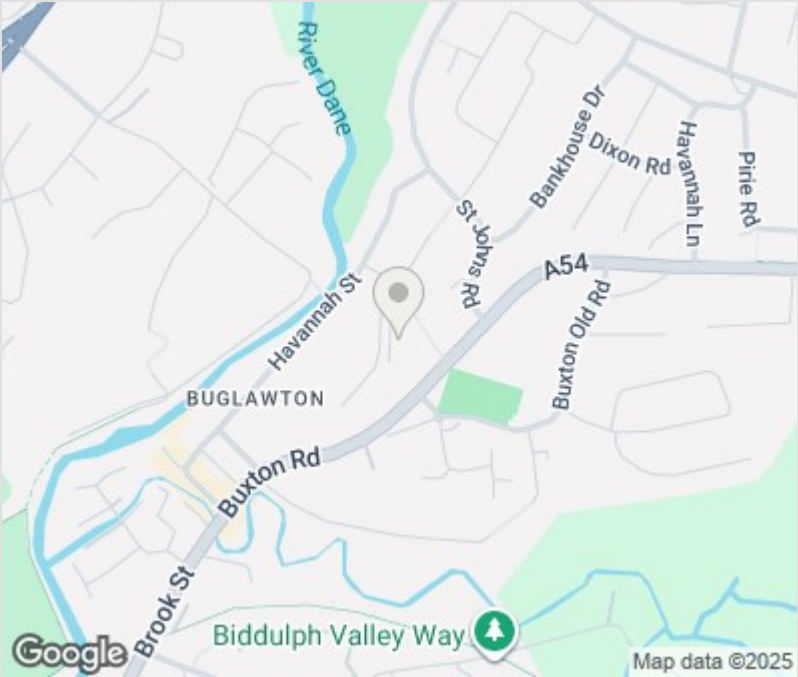


Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	