



32 CAMBORNE CLOSE, CONGLETON, CW12 3BG

£250,000



STEPHENSON BROWNE

Located in the highly sought after Mossely area, on a very popular residential estate, Stephenson Browne are delighted to market this beautifully presented three bedroom semi detached property. Being within walking distance of Congleton Town Centre and the train station is only the start of the benefits of this home, you also have the large garden, garage currently used as a home gym and driveway providing off road parking.

As you enter the property you are welcomed into the entrance hall with stairs to the first floor and access into the light and spacious living room with feature fireplace. From here you have an open archway into the dining room with double doors onto the rear garden. There is also a separate kitchen fully fitted with wall and base units and space for ample appliances.

To the first floor is the landing providing access to all three bedrooms and the modern fitted family bathroom.

Externally to the front of the property is a tarmac'd driveway providing off road parking for multiple vehicles leading to the single detached garage, currently fitted with wooden gates to the side for extra privacy. To the rear of the property is a large landscaped garden with paved patio area directly outside of the back door, perfect for soaking up the summer sun. Beyond this is a large lawned area with a further patio area at the bottom of the garden with plenty of space for a shed/Wendy house.

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



Entrance Hall

UPVC double glazed entrance door, shoe/coat storage, stairs to first floor and radiator.

Living Room

12'4" x 13'5"

UPVC double glazed bay window to the front elevation, feature fireplace with fitted gas fire and marble effect hearth and surround, understairs storage, wood effect flooring and radiator.

Dining Room

10'3" x 7'9"

UPVC double glazed double doors to the rear elevation, wood effect flooring, feature panelled wall and radiator.

Kitchen

7'3" x 10'2"

Fitted kitchen comprising wall and base units with work surface over, space for fridge, freezer, washing machine and tumble dryer, built in oven and hob with extractor over, sink with drainer and mixer tap over, part tiled walls, UPVC double glazed window to the side elevation and UPVC double glazed double door to the rear elevation.

Landing

UPVC double glazed window to the side elevation and loft access.

Bedroom One

14'4" x 8'3"

UPVC double glazed window to the front elevation, feature panelled wall and radiator.

Bedroom Two

11'4" x 8'11"

UPVC double glazed window to the rear elevation and radiator.

Bedroom Three

6'9" x 9'7"

UPVC double glazed window to the front elevation, storage cupboard and radiator.

Bathroom

Modern fitted bathroom comprising low level WC, vanity hand wash basin and bath with shower over and glass shower screen, part tiled walls, tiled flooring, UPVC double glazed opaque window to the rear elevation, towel radiator and spotlights.

Garage

Currently used as a home gym with power and light. Also housing tumble dryer and additional fridge.

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.

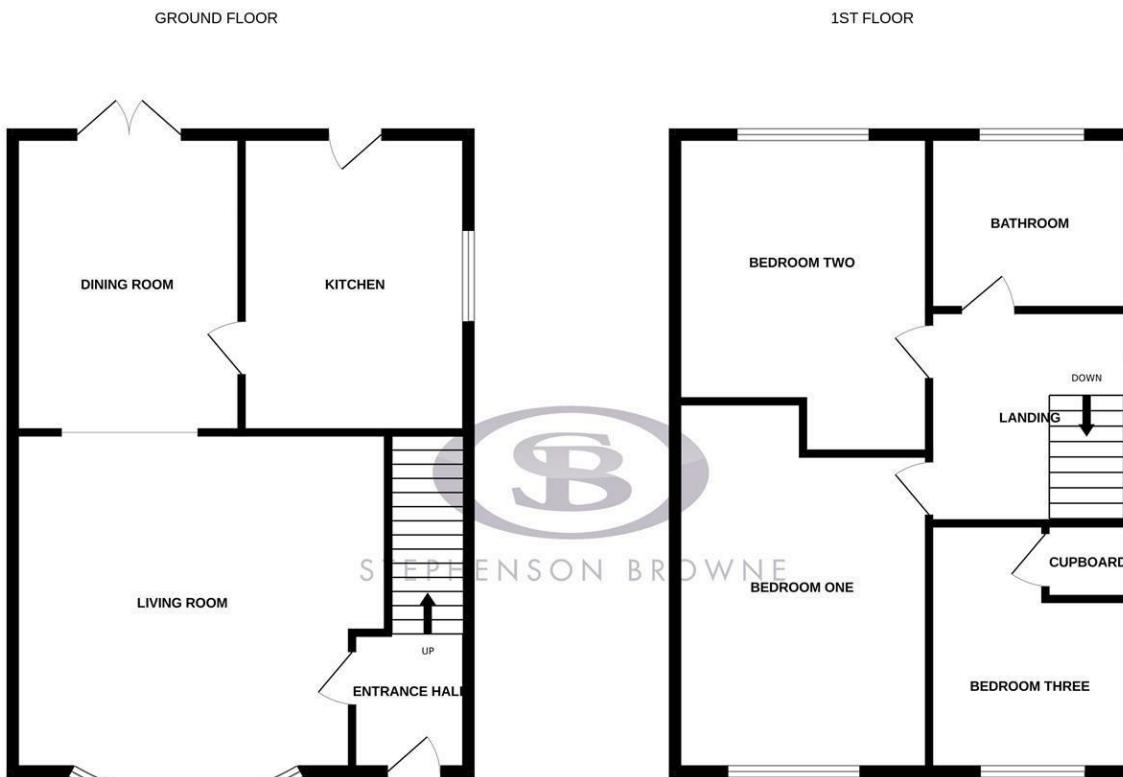
Need to Sell?

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





Floor Plan



Whilst every effort 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		
(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	

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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