



93 AVON DRIVE, CONGLETON, CW12 3RG

£325,000



STEPHENSON BROWNE

Stephenson Browne are delighted to bring to the market this brilliant sized, well presented, extended four bedroom detached family home, offering spacious accommodation and versatile living throughout this home has been cherished by its current owners providing great potential to put your own stamp on. The property is situated within a quiet and popular estate, located within walking distance to Congleton station and the Town Centre which provides many different restaurants, local bars, cosy cafes and a variety of shops, you are also within the catchment area to many great local schools.

You are firstly welcomed into the properties entrance porch which provides access into the downstairs WC, from here you will enter into the hallway giving access to the spacious and light living room, breakfast kitchen with French oak fitted wall and base units including many fitted appliances, one to mention being the double integrated fridge freezer, there is integral access from the kitchen into the garage which is also partly used as a utility space, separate reception which can be used as a multi use room for a dining space, at home office, playroom or even an additional bedroom, the vast conservatory sits to the rear of the property making a wonderful space for the whole family to enjoy with sliding patio doors that lead out onto the rear garden.

To the first floor are four good sized bedrooms, the master enjoying fitted wardrobes and its own modern four piece En suite which is also Jack and Jill style and accessible from the landing, in addition their is also a modern main three piece suite family bathroom.

Externally the property offers a bricked driveway providing off road parking to the front with a well maintained laid to lawn area. To the rear is a paved patio great for outdoor seating which also wraps around to the side of the property giving space for an shed to the rear is a tiered laid to lawn area surrounded by mature plants, bushes and trees.



Porch

6'0" x 3'2"

WC

5'4" x 3'2"

Hallway

13'10" x 5'6"

Providing access to all ground floor accommodation and stair access to first floor accommodation.

Lounge

19'0" x 9'11"

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

Kitchen

15'3" x 9'7"

Fully fitted kitchen comprising solid oak wall and base units with work surface over, stainless steel sink with double drainer and mixer tap, tiled splashback, five ring gas hob, extractor hood, double built in eye level ovens, integrated double fridge freezer and dishwasher, UPVC double glazed window to the rear elevation, matching oak fixed dining table, Karndean tile effect flooring, ceiling spotlights and under unit lighting, double oak doors providing access into the conservatory, ample power points, integral access into the garage.

Second Reception

10'1" x 10'2"

A room for multiple uses such as a second reception, dining room, playroom, office or bedroom, comprising UPVC double glazed window to the rear elevation, carpet flooring, ceiling light fitting, central heating radiator, power points.



Conservatory

21'11" x 11'3"

UPVC double glazed window to the rear and side elevation, sliding patio doors out onto the rear garden, half brick built wall and polycarbonate roof, central heating radiator, Karndean tile effect flooring, two wall light fittings, power points.

Garage/Utility

20'4" x 9'6"

Integral garage with up and over garage door, until space with room and plumbing for a washer/dryer, shelving units, electric and power, ceiling light fitting, houses the electric box.

Landing

9'4" x 8'11" max

Provides access to all first floor accommodation, loft access available (loft is boarded and insulated)



Bedroom One

14'4" x 9'6"

UPVC double glazed window to the front elevation, fitted wardrobes, cupboards and draws, central heating radiator, carpet flooring, ceiling light fitting, power points, direct access into the en suite.

En Suite to Bedroom One

8'9" x 6'2"

Jack and Jill style en suite having access from the main bedroom and landing with low level WC, hand wash basin with mixer tap and storage unit underneath, mirrored cabinet, shavers port, low level bath with pillar taps, walk in mixer shower, fully tiled walls and flooring, UPVC opaque double glazed window to the rear elevation, ceiling spotlights, heated towel rail.



Bedroom Two

13'5" x 8'5"

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

Bedroom Three

10'0" x 8'2"

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

Bedroom Four

8'8" x 7'4"

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

Bathroom

7'11" x 5'4"

Comprising of a three-piece white modern suite with low level wc, hand wash basin with storage underneath, low level bath with shower attachment, tiled walls and flooring, UPVC opaque double glazed window, ceiling spotlights, access into the airing cupboard, central heating radiator.

Externally

The front of the property benefits a bricked driveway for off road parking and well maintained laid to lawn area,. The rear garden accommodates a patio area great for outdoor seating and a tiered laid to lawn area with another patio area to sit a shed, greenhouse or seating surrounded by an array of bushes, plants and shrubs, there is an additional patio area down the left hand side with access also available out onto the front of the property.

Tenure

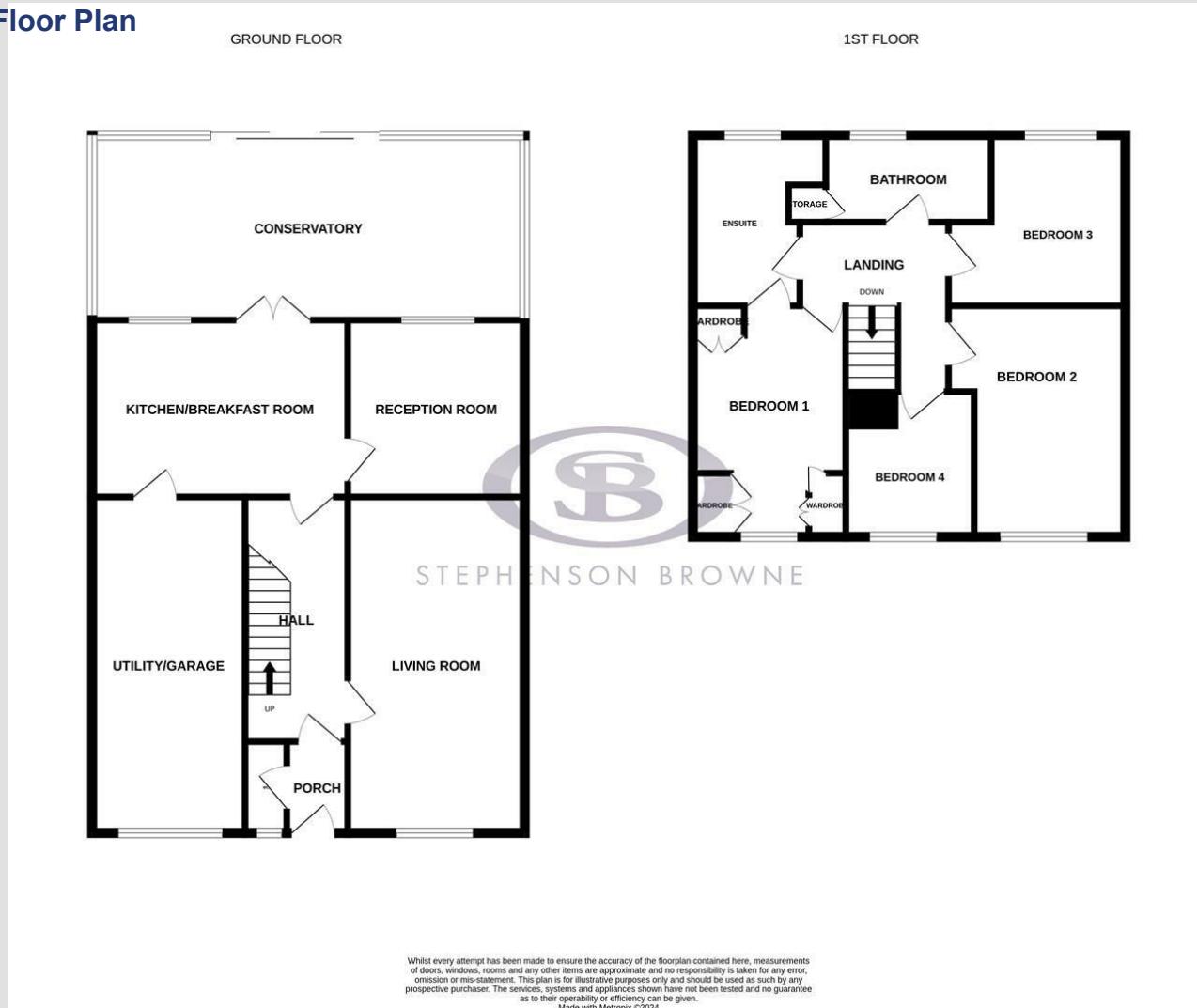
We understand from the vendor that the property is Leasehold and the ground rent charge is £20 per annum. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

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



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74
(81-91)	B	61
(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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