

STEPHENSON BROWNE

Vicarage Avenue, Congleton

CW12 2FW

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£415,000

Description

Occupying a superb position within an exclusive development of just nine detached homes, this beautifully presented four-bedroom family home enjoys stunning open views to the rear, offering a wonderful sense of privacy and tranquillity rarely found so close to Congleton town centre.

Offered for sale with no onward chain, the property combines spacious contemporary living with an enviable semi-rural outlook. Set behind a double block-paved driveway and featuring attractive stone-effect elevations, the home boasts excellent kerb appeal from the moment you arrive.

The welcoming reception hall leads to a thoughtfully designed layout, including a spacious lounge with French doors opening onto the rear garden, a separate study ideal for home working, a useful guest cloakroom, and an impressive open-plan dining kitchen. The stylish kitchen is fitted with a comprehensive range of high-gloss units, granite work surfaces and integrated appliances, while the dining area provides an excellent space for family life and entertaining, with further French doors framing the delightful garden outlook.

To the first floor are four genuine double bedrooms, including a generous principal suite with fitted wardrobes and a modern en-suite shower room. Three further double bedrooms are served by a contemporary family bathroom, making the property ideally suited to growing families.

Externally, the rear garden is a particular feature of the home. A timber decked terrace provides the perfect setting for outdoor dining and relaxation, enjoying uninterrupted views across open fields. Beyond, the lawned garden creates a private













and peaceful outdoor space where the open countryside backdrop can be appreciated throughout the seasons.

Further benefits include an integral garage, gas central heating, PVCu double glazing, a boarded loft space with ladder access, and an excellent EPC rating of B, ensuring energy-efficient living.

Situated on a private no-through road, the property enjoys a highly convenient location within easy reach of Congleton town centre, Congleton Park, Biddulph Valley Way, well-regarded schools, local amenities and Congleton railway station, offering direct links to Manchester and London.

A stylish, energy-efficient family home in a small and exclusive development, enjoying exceptional rear views and a wonderful degree of privacy. Early viewing is highly recommended.

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.

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Leasehold information: 999-year term from 2014 (approx. 987 years remaining). Ground rent £250 per annum, payable in two instalments, typically March and September.

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













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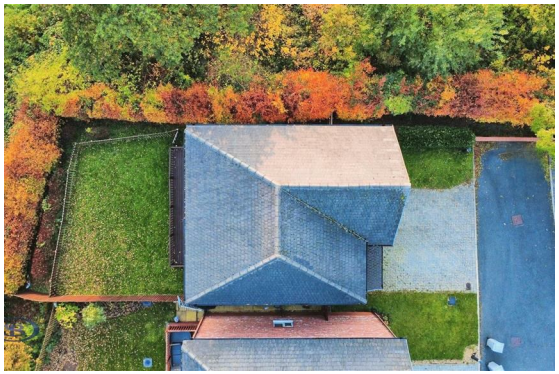


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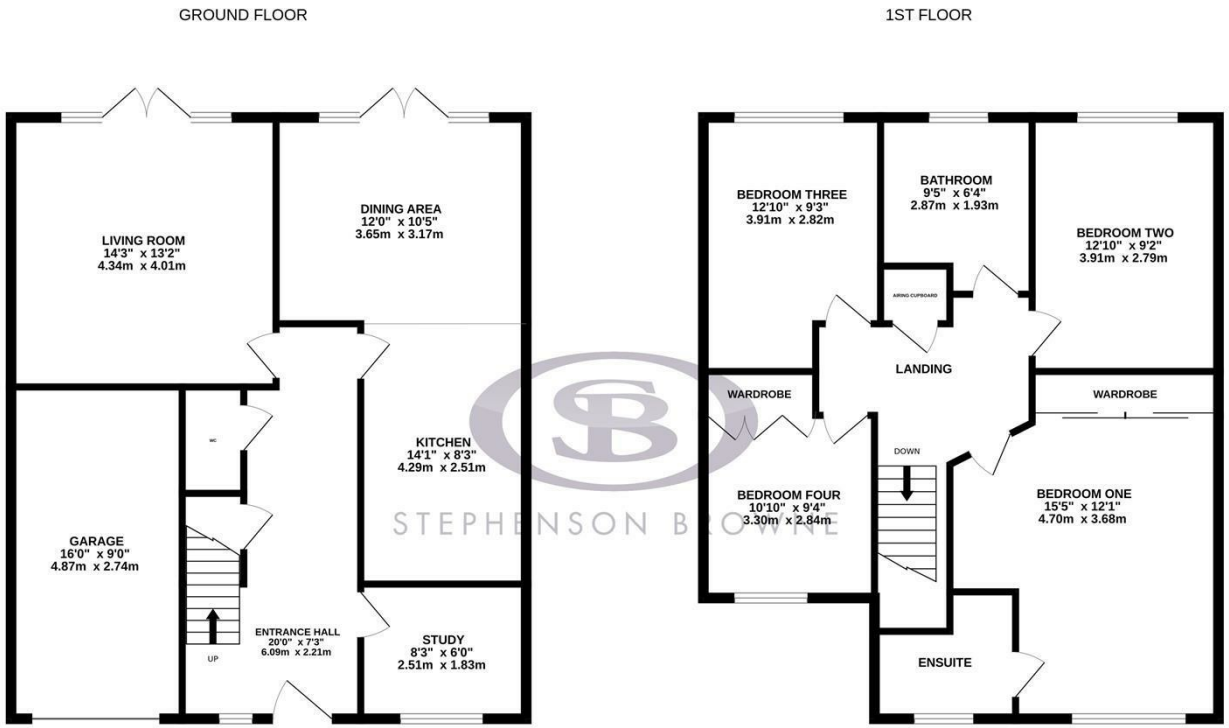








Floorplans

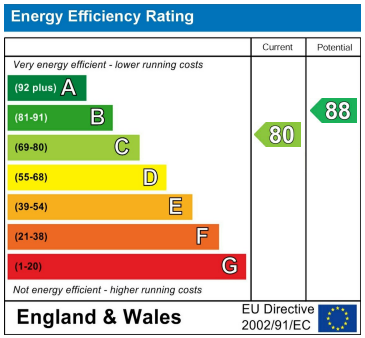


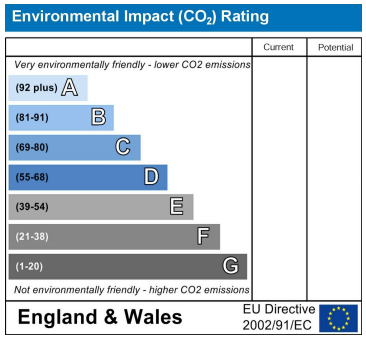
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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







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