

STEPHENSON BROWNE

Lomas Way, Congleton

CW12 2GH

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£325,000

DESCRIPTION

Situated on the sought-after edge of Congleton, this fantastic three-bedroom Detached home offers a superb blend of modern living, stylish enhancements and a desirable semi-rural setting. Built by Bloor Homes approximately eight years ago and still benefiting from the remainder of its NHBC guarantee, this popular ‘Whitfield’ house type is beautifully presented and thoughtfully enhanced throughout, while being ideally placed for local amenities, countryside and excellent transport links.

The accommodation opens into a welcoming entrance hall, leading through to a bright lounge featuring a bay window overlooking the front elevation. To the rear is the impressive open-plan dining kitchen, with a range of integrated appliances and French doors from the dining area opening directly onto the rear garden. A useful WC and storage cupboard complete the ground floor.

To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the vendors have significantly enhanced the rear garden to create an excellent space for entertaining and outdoor living. A raised decked area provides the perfect setting for outdoor seating, complemented by a dedicated outdoor kitchen featuring a wooden pizza oven and barbecue. There is also a useful storage shed positioned to the rear of the garage, while the garage itself has been thoughtfully transformed into a home













gym. The remainder of the garden is laid to lawn and enclosed by mature greenery, creating a pleasant degree of privacy. Side access leads to the front of the property, where tandem off-road parking is provided alongside a well-maintained front garden bordered by an established hedge.

The location combines the best of both worlds, with open countryside on the doorstep while remaining conveniently connected to Manchester and Macclesfield via the nearby link road. West Heath shopping precinct is within walking distance, while Congleton town centre can be reached in under 10 minutes by car. There is also a good selection of reputable schools nearby, including Congleton High School, Quinta Primary School and Blackfirs Primary School.

With its modern accommodation, excellent outdoor entertaining space, converted home gym, convenient location and attractive semi-rural surroundings, this beautifully enhanced home is an excellent opportunity for those seeking a ready-to-move-into property in a popular Congleton location.

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 a maintenance charge for the estate of around £150 per annum.

Need to Sell?

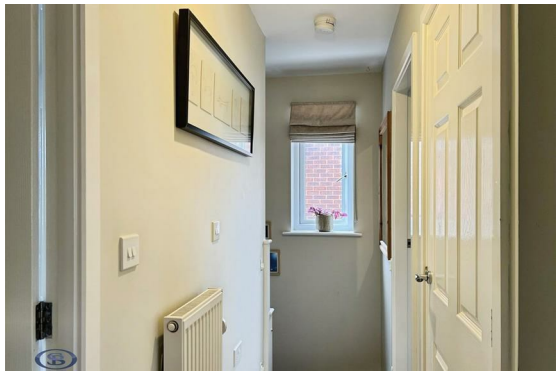
For a FREE valuation please call or e-mail and we will be happy to assist.

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













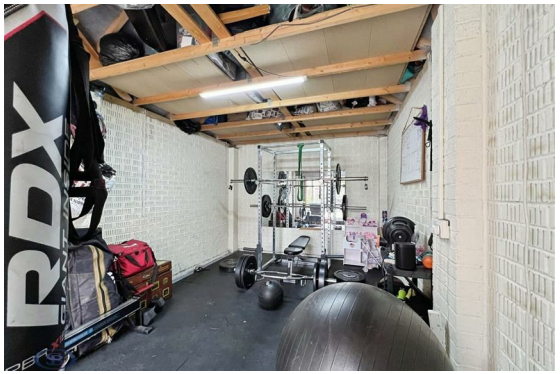
non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.














Yale



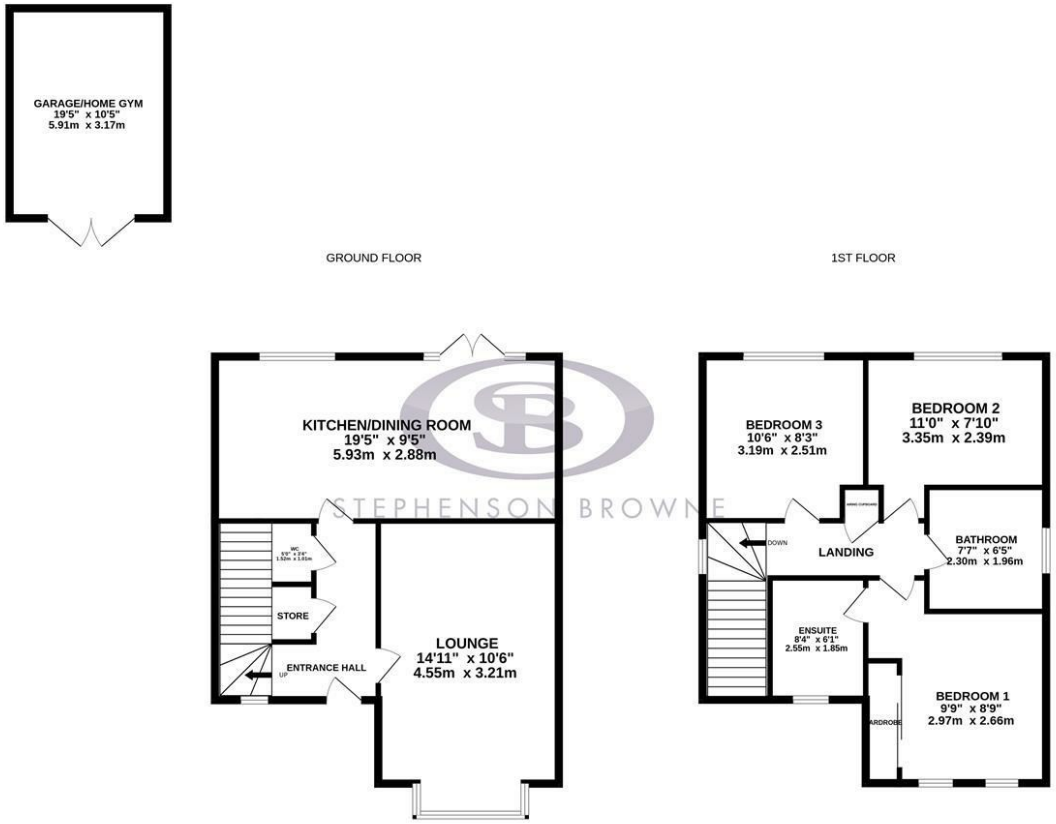








Floorplans



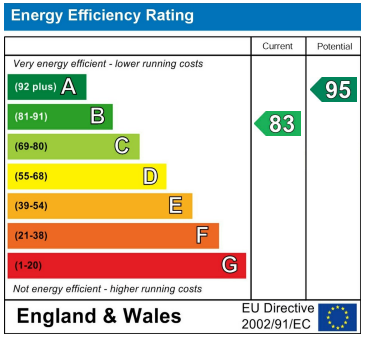
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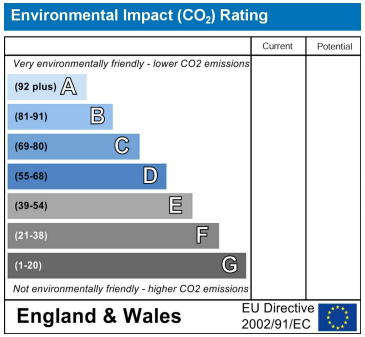
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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