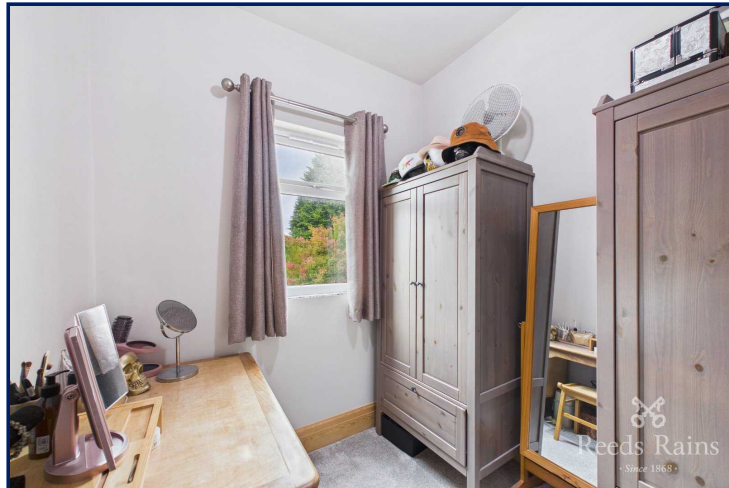
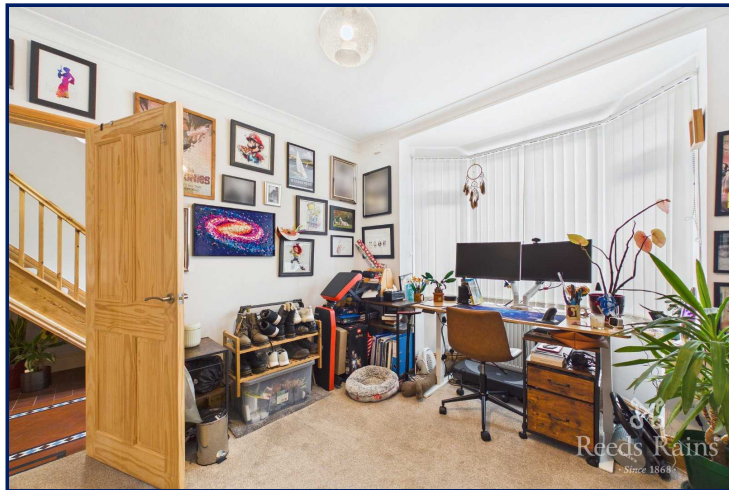




Bromley Road, Congleton,
Cheshire, CW12

Offers Over: £290,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Congleton T: 01260 275217



Bromley Road, Congleton, Cheshire, CW12
Offers Over: £290,000 Freehold

Council Tax Band: D
EPC Rating: D

Take a moment to admire this truly magnificent three bedroom detached family home, positioned on a unique, extensive plot presenting an incredibly spacious driveway to the front allowing ample off street parking along with a fabulous tiered rear garden which is breathtaking to witness in person thanks to its multiple layers of patio and lawn.

Stepping inside, you are immediately greeted by period tiled flooring leading into two remarkably spacious downstairs reception spaces. These include a downstairs sitting room currently operating as a home office, perfect for those seeking a work from home lifestyle through to a truly incredible living room with French patio doors leading out to the uninterrupted views of the garden and beyond. You are certainly not short of space for accommodating guests with a truly spacious kitchen diner extension which has transformed the family home. Upstairs continues to deliver, boasting three healthy sized bedrooms... two of which are easily capable of housing king sized beds and furniture.

It is close to conveniences (the refurbished Co-op is only minutes away) and is favourably positioned close to the centre of Congleton and on the right side of the town for the railway station. Biddulph Valley Way bridle path is especially popular with those who live close to it and many runners and dog walkers are regularly seen enjoying it.

Congleton town centre offers a vibrant nightlife with a good selection of newly opened, high class bars, restaurants and eateries. Congleton also boasts various fitness centres. The town has welcomed a 'Marks and Spencer Simply Food', several supermarket chains, independent butchers and bakers, florists, newsagents as well as essential services including doctors, dentists and chemists.

Closer inspection is highly recommended. Why not start by taking a moment to admire our immersive, interactive virtual tour.

EPC GRADE D.

Ground Floor

Storm Porch

Hallway

PVCu frosted and stained double glazed windows and door.
Feature tiled flooring.
Access to the downstairs WC.

WC

PVCu frosted double glazed window.
Two piece suite comprising of a close coupled WC and a vanity wash basin with a polished chrome mixer tap and mosaic tiling.
Extractor fan. Recessed ceiling down lighters. Polished chrome ladder style heated towel rail. Tiled flooring.

Office

PVCu double glazed bay window.
Radiator.

Living Room

PVCu double glazed patio doors and windows.
Stove with hearth and lintel.
Radiator.

Kitchen Diner

PVCu double glazed windows. PVCu double glazed and a PVCu frosted stained double glazed doors.
Contemporary range of wall, drawer and base units with work surfaces that incorporate a one and a half bowl stainless steel sink with mixer tap along with space for a freestanding oven, fridge freezer and space and plumbing for a washing machine.
Vertical tubular radiator.
Access to roof void and the Utility.

Utility

PVCu frosted double glazed window.
Space for a tumble dryer and fridge.
Recessed ceiling down lighters. Radiator.
Access to the boiler.

First Floor

Landing

PVCu frosted double glazed window.
Access to roof void.

Bedroom

PVCu double glazed window.
Radiator.

Bedroom

PVCu double glazed window.
Radiator.

Bedroom

PVCu double glazed window.
Radiator.

Bathroom

PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, vanity wash basin and a shower enclosure with an adjustable thermostatic shower head and screen.
Extractor fan. Recessed ceiling down lighters. Polished chrome ladder style heated towel rail. Fully tiled walls and flooring.

Exterior

Front double width tarmacadam driveway providing ample off street parking along with an electric car charging port. Gated side access leading to a fully enclosed, professionally landscaped rear garden consisting of a series of laid to lawn and Indian stone paved segments.

Agents Notes

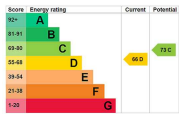
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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)