

## 41 Camborne Close, Congleton, CW12 3BG

£1,100 Per Calendar Month

- Three bedroom semi detached property
- Private Driveway
- Available NOW!
- Integral Garage
- Downstairs WC

# 41 Camborne Close, Congleton CW12 3BG

Nestled in the charming area of Camborne Close, Congleton, this delightful three-bedroom house offers a perfect blend of comfort and practicality. Spanning an impressive 1,098 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room, which serves as a versatile area for relaxation and entertaining. The natural light that floods this space creates a warm and inviting atmosphere, making it the perfect spot to unwind after a long day.

The house features three generously sized bedrooms, providing ample room for family members or guests. Each bedroom offers a peaceful retreat, ensuring a restful night's sleep. The well-appointed bathroom caters to the needs of the household, combining functionality with comfort.



Council Tax Band:



## **Entrance Hall**

Radiator, stairs to the first floor.

## **Lounge/Dining Room**

UPVC double glazed patio doors to the rear elevation, radiator, fireplace set on marble hearth, surround and wood mantle.

## **Kitchen**

Range of units to the base and eye level, tiled splashbacks, space for fridge, cooker with extractor above, UPVC double glazed window to the rear elevation, stainless steel sink unit with mixer tap over and drainer.

## **Snug/Office**

## **WC**

UPVC double glazed window to the front elevation, lower level WC, sink.

## **First Floor**

## **Landing**

Loft access.

## **Bedroom One**

UPVC double glazed window, radiator, cupboard.

## **Bedroom Two**

UPVC double glazed window, radiator, cupboard.

## **Bedroom Three**

UPVC double glazed window, radiator.

## **Bathroom**

Partly tiled, bath with electric shower over and shower screen, radiator, pedestal wash hand basin, lower level WC, UPVC double glazed window to the front elevation, cupboard.

## **Outside**

To the front is tarmac driveway with access to integral garage, fenced boundaries, access to the side. To the rear is fenced boundaries, lawned area, concrete flagged area.





## Viewings

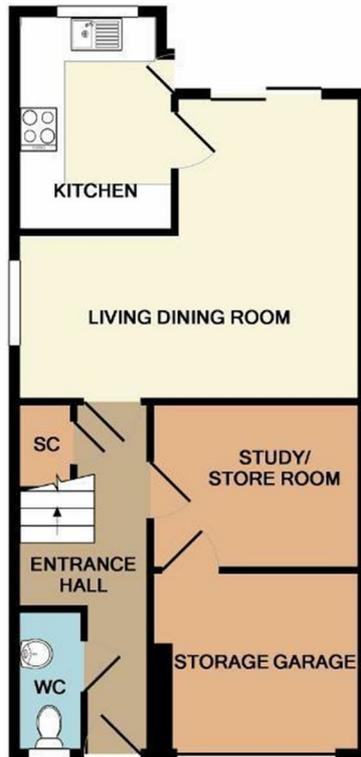
Viewings by arrangement only. Call 01625 430044 to make an appointment.

## EPC Rating:

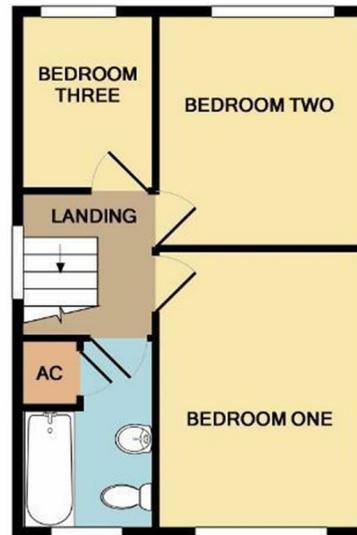
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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