



17 Blythe Avenue, Congleton, CW12 4LQ

£300,000

- Well Presented Three-Bedroom Semi-Detached Property
- Good Size Open-Plan Dining Kitchen & Defined Dining Area
- Lawned Garden & Patio Area To The Rear
- Offered With No Upward Chain
- Sought-After West Heath Location
- Separate Utility Room & WC
- Gravelled Off- Road Parking
- Formal & Comfortable Lounge
- Family Bathroom
- Close To Local Amenities, Schools & Countryside Walks

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Situated within the highly sought-after West Heath area, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, having been thoughtfully extended in the past to create an excellent family home.



Council Tax Band: B



Internally, the property is decorated and maintained to a high standard throughout, making it an ideal choice for purchasers looking for a home that is ready to move straight into. The ground floor features a lovely formal lounge providing a comfortable space to relax, complemented by an impressive open-plan kitchen and dining area, perfectly suited to both everyday family living and entertaining.

Further enhancing the ground-floor accommodation is a practical utility room and separate WC, providing additional convenience and valuable storage space.

To the first floor are three well-proportioned double bedrooms, together with a modern family bathroom, offering generous accommodation for a growing family or those requiring additional space for home working.

Externally, the property benefits from off-road parking, while to the rear is a relatively private and enclosed garden providing an attractive space for outdoor dining, entertaining and relaxation.

Occupying a popular position within West Heath, the property is conveniently placed for local amenities, schools and transport connections, while still enjoying access to nearby countryside and walks.

Beautifully presented, extended and offering generous accommodation throughout, this superb home is offered for sale with no onward chain, making early viewing highly recommended.

Entrance Hall

Having a UPVC front entrance door with access to the ground floor accommodation and stairs to the first floor.

Double radiator.

Lounge

12'4" into 11'6" x 14'1"

Having a UPVC double glazed bow window to the front aspect. Radiator. Coving to ceiling.

Wall light point.

Kitchen

12'5" x 9'6"

Having a UPVC double glazed window to the rear aspect overlooking the lawned garden.

Having a range of on trend cream gloss base units & matching breakfast bar, with wood effect

works surfaces over incorporating a stainless steel sink and drainer with chrome mixer tap over, tiled splashbacks. Electric hob with stainless steel extractor hood over , integrated oven.

Space and plumbing for dishwasher, space for fridge freezer.

Coving to ceiling. Recessed downlights. Vinyl flooring.

Dining Area

16'0" x 7'10"

Having two UPVC double glazed obscure windows to the side aspect. Coving to ceiling.

Double radiator.

Handy storage cupboard under the stairs with plenty of space for storage, power and lighting.

Utility Room

8'6" x 4'7"

Having a UPVC door with access to the patio and lawned garden.

Having range of on trend cream gloss wall cupboard and base units with wood effect work surfaces over incorporating a stainless steel sink and drainer with chrome mixer tap over, tiled splashback. Space and plumbing for washing machine and tumble dryer. Housing the boiler.

Coving to ceiling. Access to the loft.

Double radiator. Vinyl flooring.

Access into the downstairs WC-

WC

3'2" x 4'9"

Having a wall mounted wash hand basin with chrome mixer up over, tiled splashback. WC with push flush. Extractor fan. Vinyl flooring.

Wall mounted chrome ladder style radiator.

First Floor Landing

Having access to the bedrooms and family bathroom. Access to the loft.

Having a UPVC double glazed obscure window to the side aspect.

Bedroom One

12'0" x 9'11"

Having a UPVC double glazed window to the front aspect

Coving to ceiling. Radiator. Access to a handy storage cupboard which is currently utilised as a walk-in wardrobe, power and lighting.

Bedroom Two

11'4" x 9'6"

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Coving to ceiling. Double radiator.

Bedroom Three

9'11" x 7'3"

Having a UPVC double glazed window to the rear aspect. Coving to ceiling. Radiator

Family Bathroom

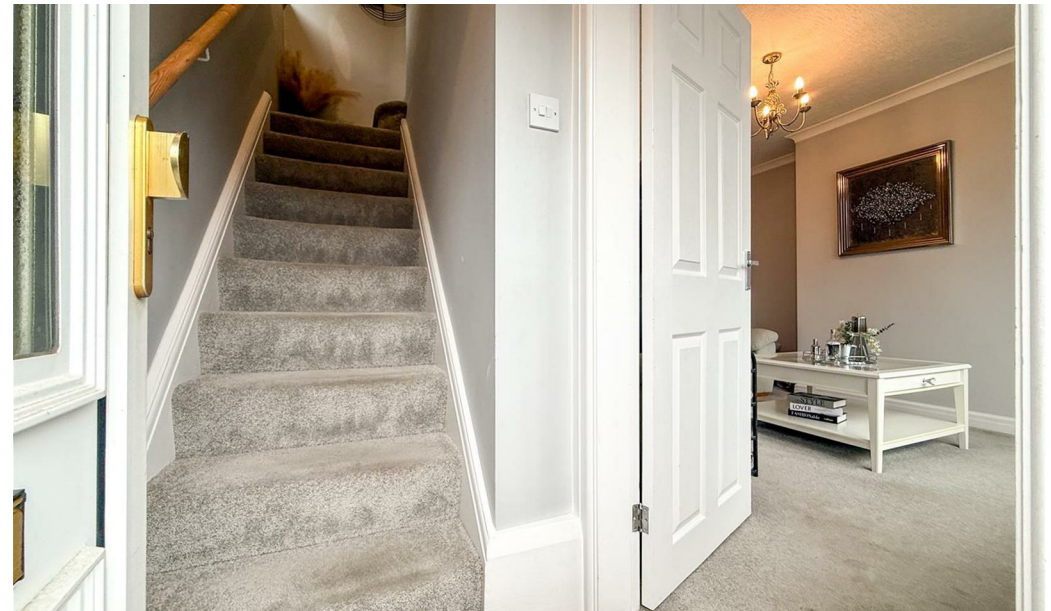
7'11" x 5'6"

Having a UPVC obscure double glazed window to the side aspect

Comprising of a three piece suite featuring a p. shaped bath with shower over, pedestal wash hand basin with chrome mixer tap over, WC with push flush. Wall mounted chrome ladder style radiator. Vinyl flooring. Extractor fan.

Externally

Having a gravelled driveway to the front providing parking for two vehicles, Access to the rear of the property via a side gate. Lawned gardens to the rear and patio area.







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 misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with Whittaker (2025)

Directions

Viewings

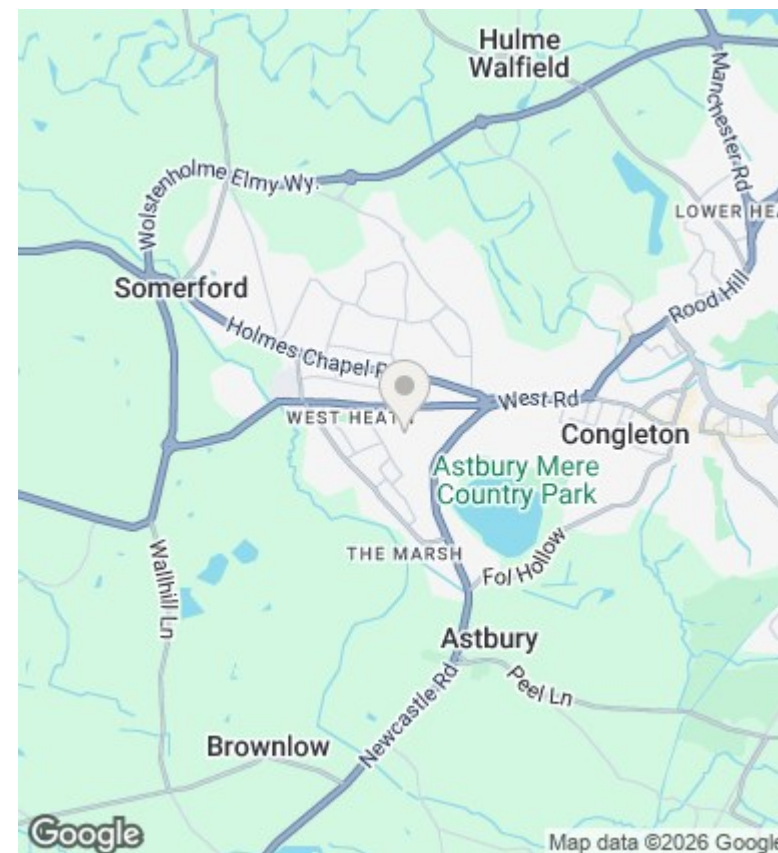
Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

B

Photo Editing Disclaimer:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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