Whittaker & Biggs
Est. 1930
Rostons Group

47 Back Lane, Congleton, CW12 4PY

£280,000

- Three-Bedroom Semi-Detached Home Offered With No Upward Chain
- Ground-Floor Bedroom & Shower Room
- Attractive Gravelled Frontage With Private Gated Access To The Rear
- Nearby Link Road Providing Connections To The A34 & M6 Transport Routes
- Two Reception Rooms Providing Versatile Living Space
- Two Further Bedrooms To The First Floor Leading Off From The Dining Room
- Rear Lawned Garden With Patio & Composite Decking Area
- Recently Fitted Modern Kitchen & Separate Conservatory Enjoying Views Over The Garden
- Off-Road Parking & Detached Garage
- Convenient For West Heath Shopping Facilities & Local Schools

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47 Back Lane, Congleton CW12 4PY

Offered for sale with no upward chain, this appealing three-bedroom semi-detached home provides versatile accommodation, attractive gardens and convenient access to West Heath's shops, local amenities and highly regarded primary and high schools.

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Council Tax Band: C

The accommodation comprises of a welcoming separate entrance porch with access into the good size entrance hallway, a recently fitted modern kitchen with breakfast area complemented by two reception rooms providing plenty of space for relaxing, dining and entertaining. A conservatory enjoys lovely views over the rear garden, creating a welcoming spot to unwind throughout the seasons.
A ground-floor bedroom and separate shower room add flexibility to the layout, with two further bedrooms situated on the first floor with access via the dining room.

Externally, an attractive gravelled frontage enhances the property's kerb appeal, off-road parking and a detached garage are an additional benefit, whilst private gates provide access to the rear of the property.
The rear garden offers a choice of seating areas, including a patio and composite decking area, with steps leading down to the lawned garden.
The location combines everyday convenience with excellent road connections, with the nearby link road providing access to the A34 and established routes towards the M6. Whilst Back Lane Playing fields on your doorstep and Astbury Mere Country Park a short stroll away.

A viewing is welcomed to appreciate the location and flexible layout the property has to offer.

Entrance Porch
3'0" x 11'1"
Having a UPVC front entrance door with access into the entrance porch. Having a UPVC double glazed window to the front and side aspect.
Access into the hallway via a double glazed door with obscure glass.

Entrance Hall
Access to the ground floor accommodation. Double radiator.
Handy storage cupboard housing the boiler with shelving underneath.

Lounge
14'8" x 10'8" into 9'7"
Having a UPVC double glazed window to the front aspect. Feature fireplace effect surround & hearth comprising of a coal effect gas fire. Double radiator. Double doors with access into the dining room.

Dining Room
12'4" 10'7"
Having hardwood doors with access into the conservatory. Double radiator. Access to the first floor via staircase.

Conservatory
9'1" x 9'7"
Having UPVC double glazed French patio doors and UPVC double glazed windows to the rear and side aspects with views of the garden.
The flooring is solid oak. Power and lighting.

Kitchen
10'8" x 8'9"
Having a UPVC double glazed window to the side aspect and a UPVC door with access to the lawned gardens and patio area.
Comprising of range of on- trend wall cupboard and base units with work surfaces over with matching splashbacks -incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over. double oven, gas hob with stainless steel extractor hood over, integrated fridge and freezer. Space and plumbing for washing machine. Matching breakfast Island with seating for two.

Vinyl flooring. Double radiator.

Bedroom One
9'5" x 12'0"
Having a UPVC double glazed window to the rear aspect overlooking the gardens. Double radiator.

Shower Room
6'2" x 5'4"
Having a UPVC double glazed obscure window to the side aspect. Comprising of a three-piece suite featuring a shower enclosure, pedestal wash hand basin with chrome mixer tap over, WC with push flush. Double radiator. Fully tiled walls. Non slip Vinyl flooring.
Extractor fan.

First Floor Landing.
Access to the bedrooms.
Having a UPVC double glazed obscure window to the rear aspect.
Double radiator

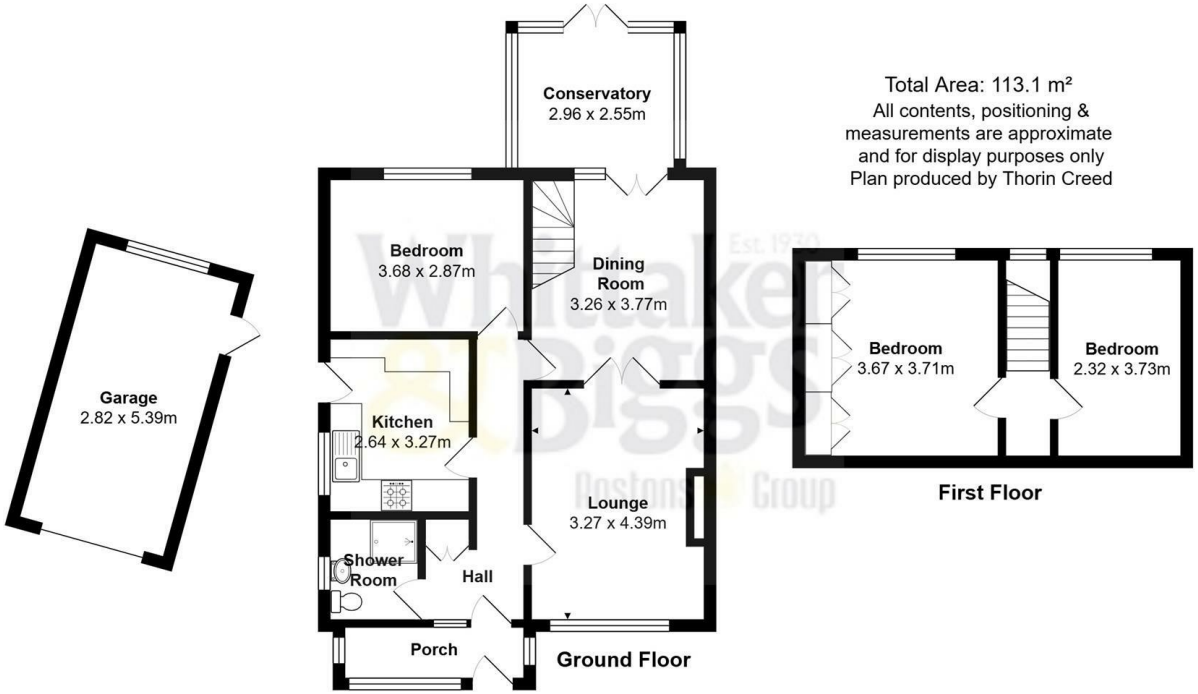
Bedroom Two
12'1" x 12'0"
Having a UPVC double glazed window to the rear aspect. Double radiator. Fitted wardrobes and matching drawers.

Bedroom Three
12'1" x 7'7"
Having a UPVC double glazed window to the rear aspect. Double radiator. Access into the eaves.

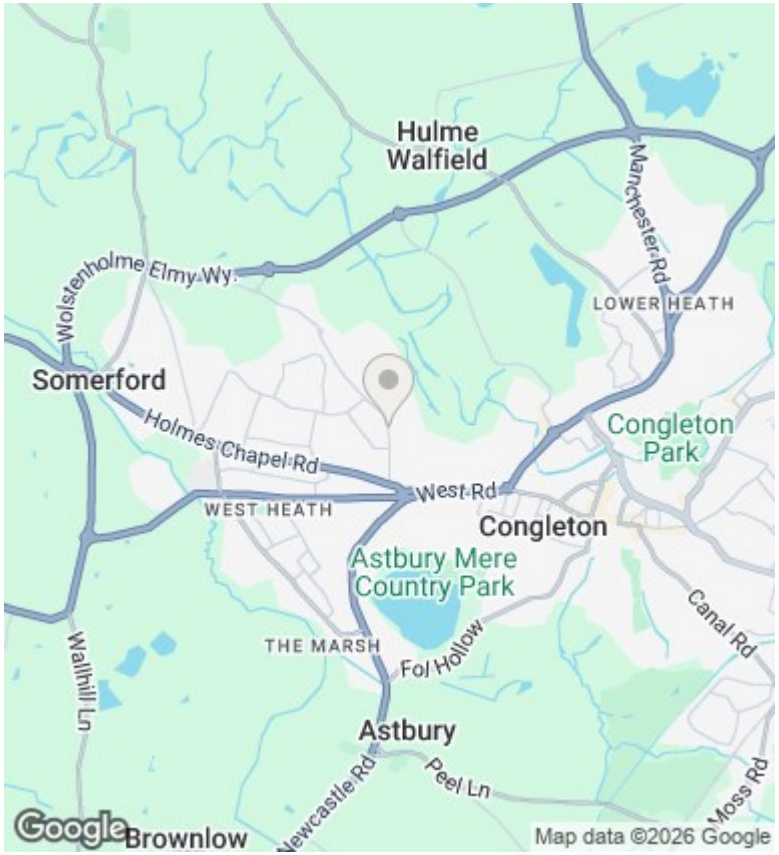
Garage
17'7" x 9'2"
Having an up and over door and. Double glazed window to the rear aspect.
Power & Lighting.

External
Having a good-sized driveway to the front of the property with access to the garage, private gates with access to the side of the property and to the gardens & patio area.
Attractive gravelled frontage with a private pathway leading to the front door.
At the rear of the property there isa good size patio area and decking with views of the garden, steps down to the lawned garden.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total Area: 113.1 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



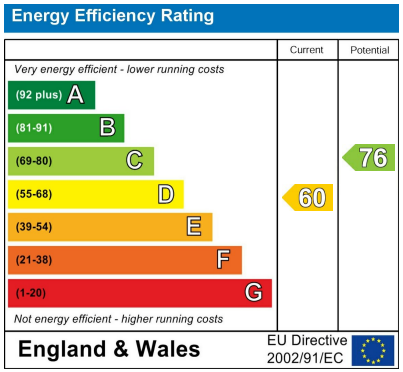
Directions

Viewings

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

Council Tax Band

C



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