



7 Beatty Drive, Congleton, Cheshire, CW12 2ER

Asking Price £359,950

- Impressive Detached Three Bedroom Home
- Useful Utility and WC
- Tiered Landscaped Gardens with Polished Stone Patio Area
- Countryside Walks & Macclesfield Canal on your Doorstep
- Superb Size Open Plan Living, Dining and Kitchen Area
- High Standard of Finish Throughout
- Block Paved Driveway Providing Ample Off Road Parking and Single Garage
- On Trend Newly Fitted Kitchen With Integral Appliance
- Stylish Modern Family Bathroom Suite
- Conveniently Positioned Close to Local Amenities

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Beautifully presented throughout, this impressive three-bedroom detached home combines a high standard of finish with superb open-plan accommodation, ideally suited to modern family living.



Council Tax Band: C



At the heart of the home is the spacious open-plan living, dining and kitchen area, providing a wonderful setting for everyday life and entertaining. The newly fitted kitchen features integrated appliances, while a striking staircase with glass balustrading adds a contemporary focal point and complements the property's high specification.

To complete the downstairs accommodation there is a useful utility and WC.

Continuing onto the first floor there are three generously proportioned bedrooms which are served by a stylish, modern family bathroom, completing this beautifully appointed home.

Externally, the property benefits from ample off-road parking and a single garage. The landscaped gardens feature a polished stone patio, creating an inviting space for outdoor dining and entertaining throughout the summer months.

Conveniently positioned close to local amenities and countryside walks, this delightful home offers an appealing balance of comfort, style and accessibility.

Entrance Porch

Having a UPVC front entrance door with access into the entrance porch, having UPVC double glazed windows to the front and side aspects. Wood laminate flooring. Wall light point.

Entrance

Solid wood door with access into the open plan living dining and kitchen area.

Stairs to the first floor accommodation

Open Plan Living and Dining area

23'0" x 17'5"

Having a UPVC double glazed window to the front aspect and UPVC double glazed French doors with access to the patio area and gardens.

Three double radiators to the living area. Bespoke media unit and feature fireplace.

Defined Dining Area

Having UPVC double glazed French patio doors with access to the gardens and patio. Double radiator. Access to the utility and downstairs WC.

Recessed downlights.

Kitchen

14'1" x 8'8"

Having UPVC double glazed windows to the rear and side aspect and a UPVC double glazed Velux window to the skylight. Comprising of a range of on trend wall cupboard and base units with Quartz worktops over with matching up stands, incorporating a a stainless steel one and a half bowl sink with chrome mixer tap over. Tiled splashbacks. Induction hob with stainless steel extractor hood over. Integrated microwave and double oven. Integrated wine cooler. Space and plumbing for American style fridge freezer. Wall hanging radiator . Wood effect flooring continues.

Utility Room

7'1" x 4'10"

Having a UPVC double glazed window to the rear aspect. Work surfaces over with space and plumbing for washing machine and tumble dryer below. Recessed down light. Tiled flooring. Access into the W.C

WC

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a countertop basin sat on a vanity unit with storage underneath, tiled splashback. WC with push flush. Radiator. Tiled flooring

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. Radiator.

Bedroom One

13'2" x 10'9"

Having a UPVC double glazed window to the front aspect. Double radiator.

Bedroom Two

16'2" x 9'7"

Having a UPVC double glazed window to the front aspect.

Access to the storage cupboard with radiator

Radiator.

Bedroom Three

10'10" x 9'3"

Having a UPVC double glazed window to the rear aspect.

Radiator

AI Enhanced to show the room empty.

Family Bathroom

5'4" x 6'7"

Having a UPVC double glazed obscured window to the rear aspect.

Comprising of a three piece suite, featuring a panel bath with separate rainfall showerhead over, countertop basin set on vanity unit. WC with push flush. Recessed downlights.

Extractor fan.. Wood effect laminate flooring.

Chrome heated wall mounted radiator

Garage

17'6" x 9'8"

Externally

Having a block paved driveway to the front providing ample parking and access to the single garage.

To the rear of the property there is a well presented tired lawned with a gravelled area and additional Indian stone patio area, access to the rear via a side gate.

AML REGULATIONS

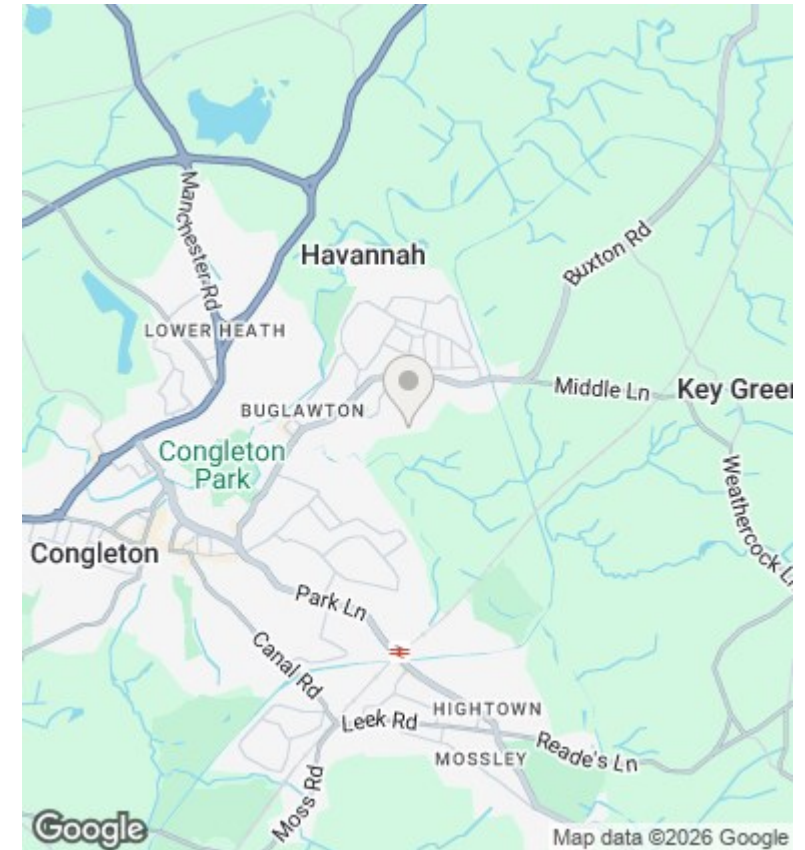
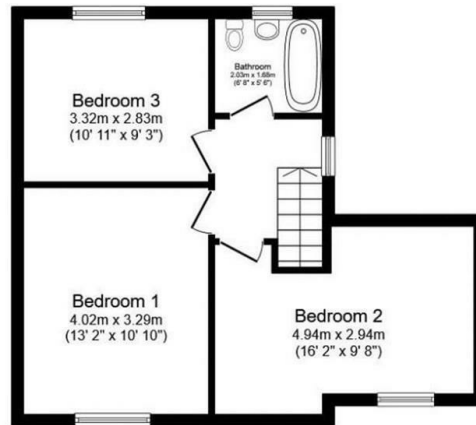
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from 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 floor area 117.0 sq.m. (1,259 sq.ft.) approx



Directions

Viewings

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

Council Tax Band

C

Photo Editing Disclaimer:

Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		