



## 3 Overton Close, Congleton, CW12 1JZ

£230,000

- Well Presented Three Bedroom Link Detached Home
- Modern Family Bathroom
- Private Off- Road Parking For Multiple Vehicles
- No Upward Chain
- Good Size Lounge With Feature Fireplace
- Low Maintenance Rear Garden
- Additional Carport To The Side
- Open Plan Kitchen / Dining Room With Views Of The Garden
- Close To Local Amenities & Countryside Walks
- Peaceful Cul- De- Sac Location

## 3 Overton Close, Congleton CW12 1JZ

MOTIVATED SELLER, NEW PRICE DROP BY TEN THOUSAND!!! IDEALLY LOCATED FOR CONGLETON TOWN, MARKET QUARTER!! Well-presented three-bedroom link-detached home, tucked away in a quiet cul-de-sac position on the ever-popular Overton Close, Congleton.

This smart and well-maintained property offers a superb blend of modern comfort, practical living space, and a location that's ideal for families and commuters alike, with Congleton town centre a short stroll away with its wide choice of wine bars, restaurants and coffee shops to suit.



Council Tax Band: C



Upon entering the home you are welcomed by a bright and inviting hallway leading to a spacious lounge, perfect for relaxing evenings, flowing through to a good size dining kitchen equipped with modern units, plus a surprisingly roomy storage cupboard tucked under the stairs. The kitchen benefits from direct access to the rear garden and carport to the side.

Upstairs, you'll find three well-proportioned bedrooms, including a generous main bedroom, along with a stylish family bathroom.

The property enjoys a low maintenance rear garden ideal for outdoor dining and children's play, while the front offers a private driveway for multiple vehicles and direct access to the attached carport for additional storage or potential conversion (subject to permissions).

Set within a peaceful residential close, yet conveniently positioned for local schools, amenities, countryside walks and transport links, this home delivers both tranquillity and practicality in equal measure.

A fantastic opportunity to secure a move-in-ready home in a sought-after Congleton location. Viewing highly recommended.

### **Entrance Hall**

8'4" x 4'7"

Having a UPVC double glazed front door with access into the entrance hall way - stairs to the first floor accommodation and access in to the lounge Radiator.

### **Lounge**

16'2" x 10'8"

Having a UPVC double glazed window to the front aspect.

Feature fireplace with mantle and surround comprising of an electric pebble effect fire. Radiator.

### **Kitchen/ Dining Room**

14'0" x 8'10"

Having a UPVC double glazed window to the rear aspect and a UPVC door with access to the gardens.

Comprising of a range of wall cupboard and base units with worksurfaces over, tiled splashbacks - incorporating a stainless steel sink and drainer with chrome mixer tap over, intergraded oven with extractor hood over. Space and plumbing for washing machine and space for fridge/ freezer. Double radiator.

### **Store cupboard**

4'2" x 2'9" x 1'11"

Many storage cupboard under the stairs.

### **First Floor Landing**

Having a UPVC double glazed obscure window to the side aspect. Access to the loft and cupboard.

### **Bedroom One**

13'2" x 7'8"

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

### **Bedroom Two**

12'6" x 7'8"

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

### **Bedroom Three**

9'8" x 5'11"

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

## Family Bathroom

6'2" x 5'10"

Having a UPVC double glazed obscure window to the rear aspect. Featuring a three piece white suite comprising of a panel bath with shower over, pedestal wash hand basin with mixer taps over, WC with push flush. Radiator.

## Externally

Having a driveway providing off road private parking, lawned garden to the side with a range of mature bushes and shrubbery.

Access to the carport.

To the rear of the property there is a low maintenance lawned garden- gated access to the carport.

Good degree of privacy with mature trees and panel fencing to the boundary of the property. Raised beds with an assortment of plants.

## AML REGULATIONS

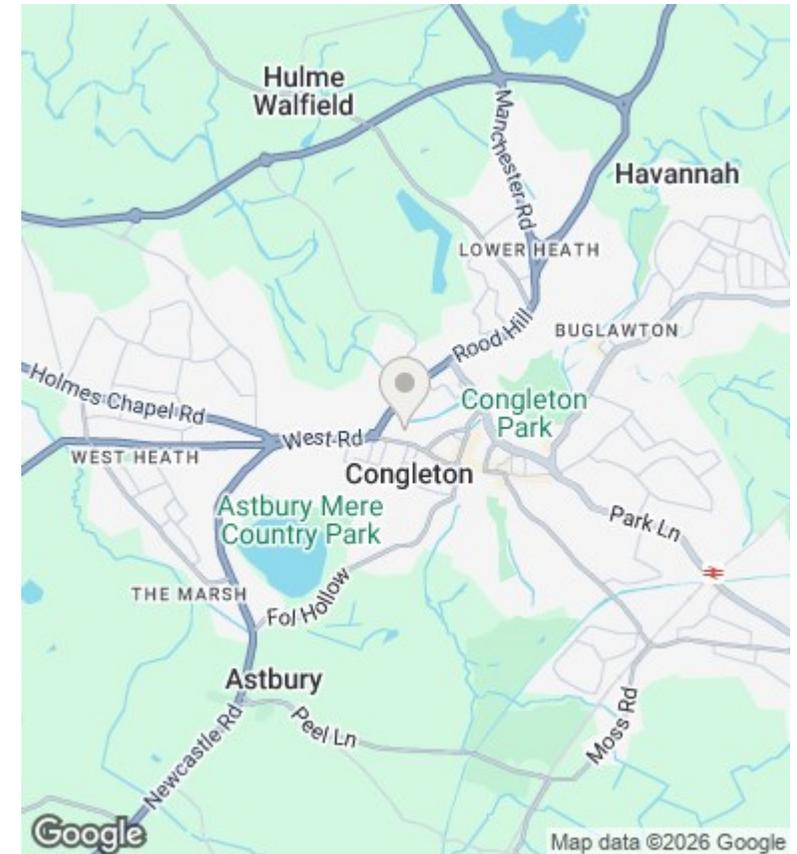
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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### Directions

### Viewings

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

### Council Tax Band

C

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>		70	77
(55-68) <b>D</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	