



**21 HIGH LOWE AVENUE,
CONGLETON, CW12 2EP**

- LARGE PLOT
- NO CHAIN
- POTENTIAL TO EXTEND/PLOT FOR NEW BUILD (subject to planning)
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- * PVC DOUBLE GLAZED
- * RECENTLY DECORATED THROUGHOUT

OFFERS OVER £270,000





Key2let estates are excited to present this extremely rare opportunity. A Three bedroomed semi-detached house set in a large plot of land which offers potential for a variety of uses.

The existing property could be extended or planning permission could be obtained for building an additional property. There are very few properties on the market which offer this amount of garden. The gardens would be suitable for landscaping to suit the individual buyer and benefit from being surrounded by mature trees and shrubs. Ideal for gardening enthusiasts, play space for children, vegetable garden or keeping poultry.

Conveniently located within walking distance to the Church House Public House, Buglawton Primary School and countryside walks.

Close to Congleton town Centre and offering easy access to Macclesfield and Manchester.

There is ample space for off road parking access via rear double gates.

Access to the front of the property is via a garden gate and pathway.

HALL

New external Front door providing access to the ground floor accommodation and stair access to the first floor accommodation. Ceiling light fitting, wood effect laminate flooring.

LOUNGE

16' X 10'9" Good sized room with double glazed windows to the front and rear elevation, log burning stove on a quarry tiled hearth. Two central heating radiators, wood effect laminated flooring.

DINING ROOM

11'6" X 9'6" With double glazed window to the front elevation, central light, heating thermostat, central heating radiator, wood effect laminate flooring.

KITCHEN

12'10" x 6'9" fitted kitchen with wall and base units, work surface over, single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine and dishwasher, dual fuel 'Aga' cooker, tiled effect laminate flooring, ceiling spotlights, central heating radiator, good sized understairs storage cupboard, Double glazed window to the rear elevation, Back door out onto the patio and rear garden.

LANDING

Access to all first floor bedrooms and bathroom, brand new grey fleck carpet, Double glazed window to the rear elevation, ceiling light fitting.

BEDROOM ONE

14'7" X 9'9" Double glazed window to the front elevation, cream carpet, ceiling light, central heating radiator, two built-in wardrobes.

BEDROOM TWO

10'11" x 7'11" Double glazed window to the front elevation, ceiling light, central heating radiator, beige fitted carpet, small built-in wardrobe.

BEDROOM THREE

7'10" x 7'4" Double glazed window to the rear elevation, central heating radiator, ceiling light, brand new grey fleck carpet.

BATHROOM

9'4" X 4'0" Double glazed window to the rear elevation, wash hand basin with mixer tap, low level bath with mixer tap and shower over, wood effect laminate flooring, ceiling spotlights, chrome heated towel rail, fully tiled walls throughout, airing cupboard.

W.C.

with low level W.C., wood effect laminate flooring, ceiling light, half tiled walls, Double glazed window to the side elevation.

EXTERNALLY

To The front of the property the gardens are laid to lawned areas bordered by mature hedges with a paved pathway leading from the garden gate to the front door. Paved pathway around the house to the rear.

Externally to The Rear and side, the property is laid mainly to lawn areas bordered by a mature hedge and trees. Gates to the rear allowing vehicular access for one or more vehicles. Small paved patio area bordered by stone walls to the rear and side of the property.

TENURE

FREEHOLD

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

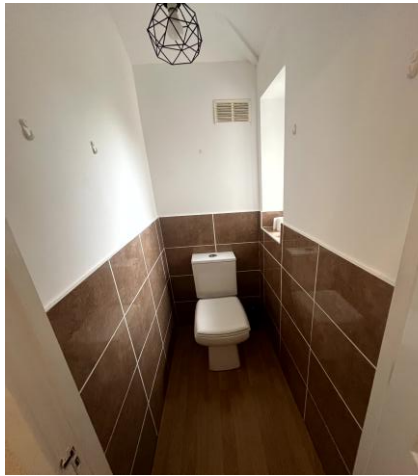
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



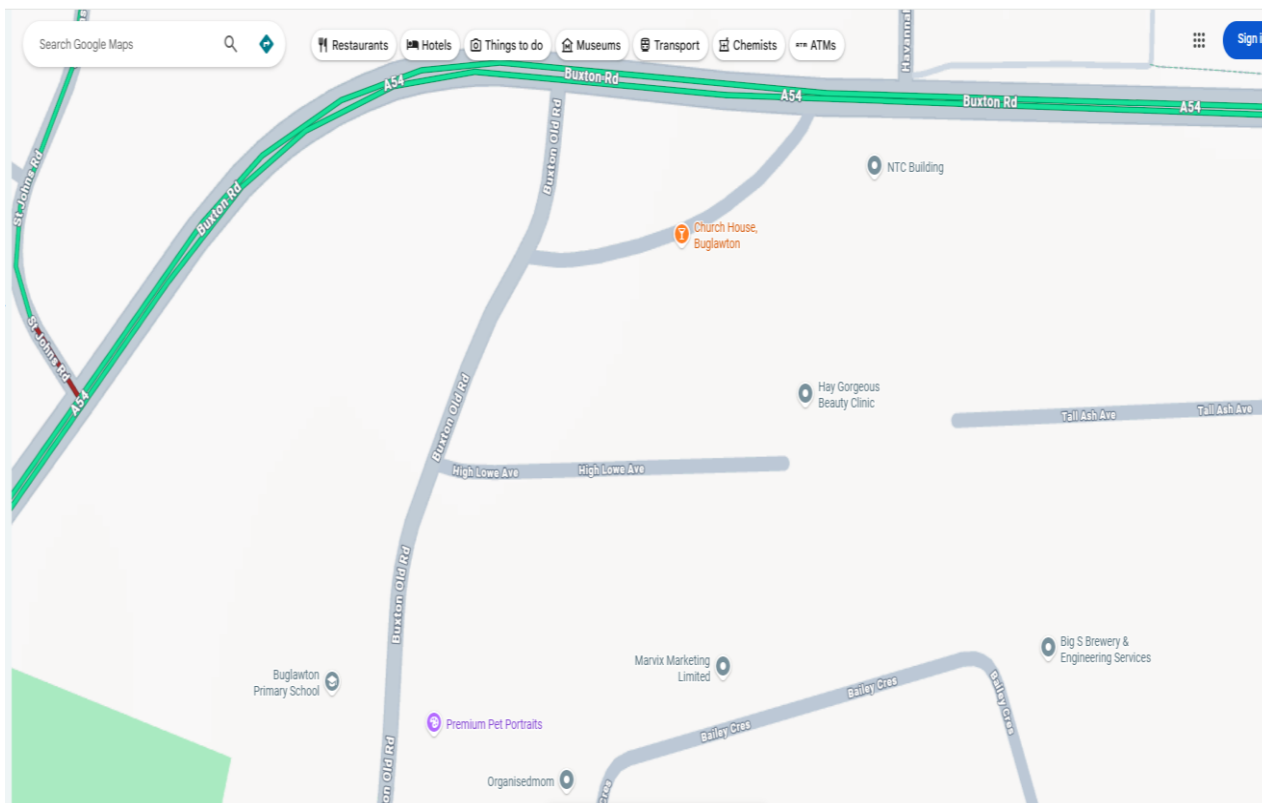
MAINS ELECTRICITY

EPC: C

LOCAL AUTHORITY : CHESHIRE EAST COUNCIL

COUNCIL TAX BAND: B

LOCATION



CALL US TO ARRANGE A VIEWING 7 DAYS A WEEK

07506 326212

Key2let Estates

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Road, Biddulph, ST8 7RZ.**

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Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.