



# JAMES PARSONS

POWERED BY  
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Ribblesdale Avenue, Congleton, CW12 2BS

£330,000 - FREEHOLD

5 2 2



This family home has undergone a number of improvements over the years. The accommodation is well presented throughout and the garage has been converted to provide a further reception room. In brief the accommodation comprises: Spacious entrance hall. The lounge is a delightful room and has a multi fuel burning stove for those chilly winter evenings. It opens into the Dining room with double doors leading the garden. The kitchen has been fitted with an excellent range of units. In addition, there is a separate WC and utility room.

To the first floor there are five well proportioned bedrooms. The family bathroom is fitted with a modern three piece suite in white. There is potential to create a en-suite utilising one of the bedrooms.

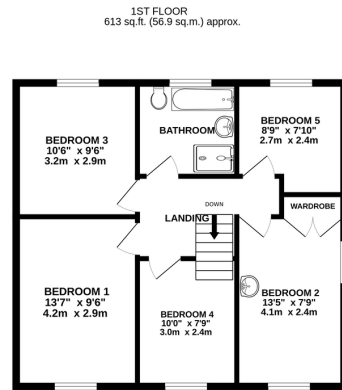
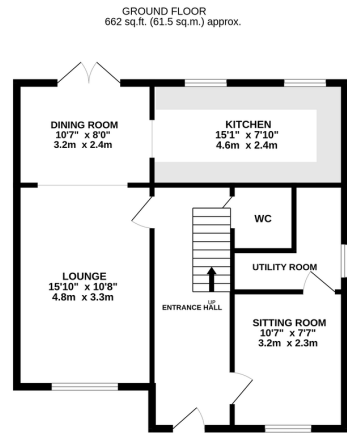
To the front there is a driveway which provides ample off-road parking for a number of vehicles. There is access to all sides of the property. To the rear a special mention has to be made to the private south facing rear garden, which is fully enclosed, with a good sized patio area, lawned area and a number of flower beds. It is perfect for alfresco dining etc and has the added benefit of not being directly overlooked.

Ribblesdale Avenue is a popular quiet play safe cul-de-sac in the highly sought after location in Buglawton which offers a host of local amenities including; Morrisons daily, easy access to Macclesfield Canal where the delights of the Cheshire Countryside with Timbersbrook and the Bosley Cloud on your doorstep. The Church House Public House has been renovated and offers excellent food and drink to the local community. Havannah Primary School is a short walk away, along with Eaton Bank Academy. There is easy access to Congleton where there are an excellent range of shops and restaurants. Our local Train Station is located in Mossley and there are further transport links.

Council Tax - Band 'D'

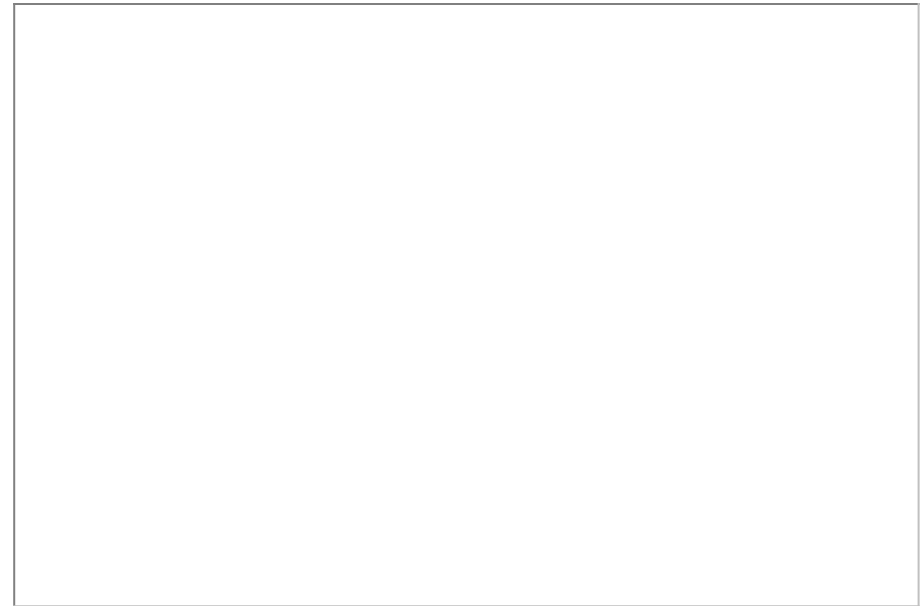
Tenure - Freehold





TOTAL FLOOR AREA: 1275 sq.ft. (118.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the footprint 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.  
Made with floorplan creator

- Spacious Detached Family Home
- Five Bedrooms
- Well Presented Accommodation
- Driveway
- Convenient for Local Amenities
- Three Reception Rooms
- Gas Fired Central Heating & uPVC Double Glazing
- Private South Facing Garden
- Highly Desirable Quiet Cul-De-Sac Location
- Easy Walks To The Canal & Countryside



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