



# JAMES PARSONS

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# Bridestones Place, Congleton

£390,000 FREEHOLD

4 2 1





Bridestones Place is located in an attractive modern development constructed by Rowland Homes, builders of high repute, in 2012. This particular development has formed an attractive place to live, being extremely safe for families with children and is within easy walking distance of Havannah Primary School and Eaton Bank Academy High School. This property offers the convenience to excellent local amenities, yet it also occupies a semi-rural location in the highly sought after and popular Village of Eaton, with an excellent public house, namely The Plough Inn and walks into the beautiful Cheshire countryside on your doorstep.

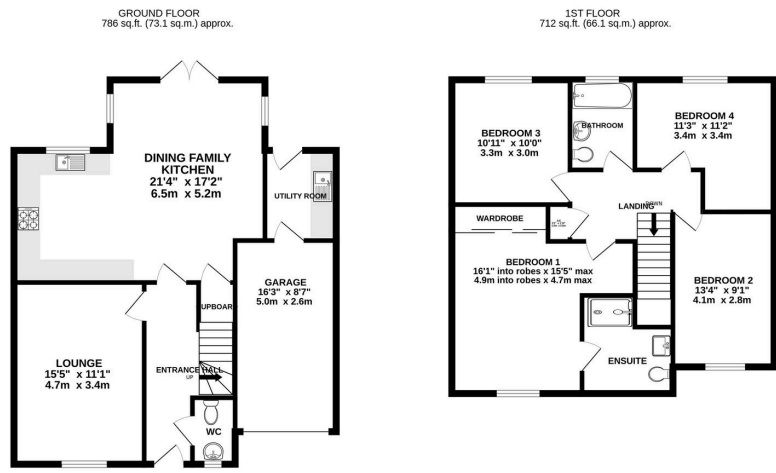
Offering an attractive style and design, this superb family home offers spacious accommodation. The accommodation offers a flexible layout with a bright and airy feel. To the ground floor there is a delightful spacious lounge. The hub of the house is located at the rear of the property with a large family dining kitchen, comprising of a well appointed fitted kitchen and from the sitting/dining area there are double doors to the rear garden. To the first floor there are four well-proportioned bedrooms, with the master having an ensuite shower room and the remaining bedrooms are served by the family bathroom. It has UPVC double glazing throughout and the heating is powered by an economical gas fired central heating system.

Externally there is a three car driveway, which leads to the attached single garage. To the rear of this beautiful property is an easy to maintain garden, laid with low maintenance artificial grass, which will give you more time to spend with your family! There is also a good sized patio area for alfresco dining, all fully enclosed by fencing. This property is in a quiet, play safe location making this property ideal for families.

Congleton is a vibrant market town surrounded by the Cheshire and Staffordshire countryside. It is a friendly town that thankfully has retained its identity and very much a modern and community conscious town with a museum, award winning park, two golf clubs, several sports clubs and the newly built Congleton Leisure Centre. There are a variety of shopping facilities, local restaurants and public houses in the area and if you are looking for more extensive shopping facilities there is Hanley, Macclesfield and Manchester. For the commuter, there is easy access to the motorway network and this has been enhanced by the new link road. Macclesfield is 15 minutes away, being a town with more comprehensive facilities, offers direct Inter-City rail services to Manchester and London on an almost hourly basis on weekdays. This combined with Congleton Railway Station and the local bus routes, you will have no problem getting to where you want to go.







TOTAL FLOOR AREA - 1498 sq.ft. (139.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 Metreplan (2020)

- Quiet Tranquil Setting in a Delightful Semi Rural Location
- Convenient For Primary & Secondary Schools
- Four Well Proportioned Bedrooms & Two Bathrooms
- Modern Detached Family Home
- Popular Residential Development Constructed in 2012
- Close To Beautiful Open Countryside
- Spacious & Well Presented Upgraded Accommodation
- Driveway & Well Enclosed Rear Garden
- Bright & Airy Feel
- Viewing a Must



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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