



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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The Croft

Station Road, North Rode, Congleton, Cheshire CW12 2PD

Selling Price: Offers in the Region Of £280,000

- A ONE BEDROOM DETACHED BUNGALOW ON GOOD SIZED PLOT
- LOW MAINTENANCE GARDENS
- DRIVEWAY & DETACHED GARAGE
- SEMI-RURAL AREA OF NORTH RODE
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN

A great opportunity to purchase an attractive detached bungalow situated in a charming rural position with extensive rural views towards the foothills of the Pennines.

The property enjoys an east/west aspect with the views to the east uninterrupted for several miles.

The fully PVCu double glazed and oil fired centrally heated accommodation briefly comprises: porch, hall, separate w.c., lounge, kitchen, rear porch, bedroom and shower room, with low maintenance gardens, driveway to the side and garage with attached potting shed.

North Rode is conveniently situated in a small scattered village approximately halfway between Congleton, Macclesfield and Leek.

The rear boundary abutts on to the main Manchester to London railway line, with the site being level and the plot being triangular in shape.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed door to:

PORCH : Brick built base with PVCu double glazed side panels. 13 Amp power points. Timber framed and glazed door to:

HALL : 13 Amp power points. Single panel central heating radiator. Two built-in store cupboards. Built-in cloaks cupboard.

Access to roof space via pull down ladder. Airing cupboard with lagged hot water cylinder.

SEPARATE W.C. : PVCu double glazed window to front aspect. Low level w.c. with storage cupboard.

LOUNGE 5.64m (18ft 6in) x 3.48m (11ft 5in) : PVCu double glazed bow window with inset lead effect to front aspect. PVCu double glazed window to rear aspect. Coving to ceiling. BT telephone point (subject to BT approval). Double panel central heating radiator. 13 Amp power points. Television aerial point. Feature fireplace with inset electric fire. Solid oak parquet flooring (requiring attention in areas).

KITCHEN 3.07m (10ft 1in) x 2.74m (9ft 0in) : PVCu double glazed window to rear aspect. Coving to ceiling. Range of laminate fronted eye level and base units having roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Single panel central heating radiator. Space for electric cooker. Space for fridge. Space and plumbing for washing machine. 13 Amp power points. Ceramic tiled floor.

REAR PORCH : Electric consumer unit. Ceramic tiled floor. PVCu double glazed door to rear.

BEDROOM 1 REAR 3.1m (10ft 2in) x 2.74m (9ft 0in) (plus cupboard space): PVCu double glazed window to rear aspect. Coving to ceiling. 13 Amp power points. Single panel central heating radiator. Range of built-in wardrobes fitted to one wall.

SHOWER ROOM : PVCu opaque double glazed window to side aspect. Low voltage downlighters inset. Coving to ceiling. White suite comprising: wash hand basin set in vanity unit with double cupboard below and large walk-in shower cubicle with shaped glass screen and Mira electric shower. Stone effect tiled walls to half height. Oak effect flooring as laid.

Outside :

FRONT : Paved low maintenance gardens with flower border, some with slate chippings with pockets of perennials and

herbaceous shrubbery. Attached to one gable is a small brick built store which houses the oil fired boiler.

REAR : The low maintenance gardens continue through to the rear, again with raised flower borders and mature hedgerow. Brick built barbeque.

SIDE : The side garden features slate chipping borders with heathers, an Aztec designed patio with a mixture of mature hedgerow to the front. Concrete laid driveway with parking for two cars.

GARAGE 4.72m (15ft 6in) x 2.77m (9ft 1in) : Double timber doors. Attached potting shed 2.62m (8ft 7in) x 2.39m (7ft 10in) with glazed upper panels.

SERVICES : Mains electricity and water are connected (although not tested). Drainage via septic tank. (Central heating is via oil fired boiler, which has not been tested).

TENURE : Freehold (subject to solicitors verification).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: From our offices proceed along West Street turning right into Antrobus Street and left into Mill Street. At the roundabout take the third exit onto Mountbatten Way and continue through the traffic lights to the next roundabout. Turn left onto the A54 towards Buxton, continue for approximately 3 miles and after passing over the traffic lights at the River Dane bridge continue for approximately a mile and Station Road will be found on the left just before the canal bridge.

Energy performance certificate (EPC)

The Code The Code The Code The Code The Code	Energy rating E	Valid until 4 July 2023
Property type Detached bungalow	Certificate number 0960-2616-9136-2-001-1411	
Total floor area 53 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the rules and exemptions https://www.gov.uk/guidance/energy-ratings-for-landlords		
Energy rating and score This property's current energy rating is E. It has the potential to be B. Click here to compare this property's energy efficiency		

