



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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49 Brooklands Road
Congleton, Cheshire CW12 4LU

Selling Price: £470,000

- WELL PRESENTED & IMPROVED DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- SEPARATE LOUNGE & CONSERVATORY
- LARGE OPEN PLAN KITCHEN DINER
- BATHROOM & SHOWER ROOM
- WELL MAINTAINED GARDENS
- TWO GARAGES. AMPLE PARKING
- SOUGHT AFTER AREA OF WEST HEATH

FOR SALE BY PRIVATE TREATY (Subject to contract)

A well presented and improved dormer bungalow set in a large plot with the rear garden getting afternoon sunshine.

In total it is 147.1 m² (1,583 FT²).

The property is located in a highly desirable and sought after area of West Heath being level walking distance of good schools for all ages, West Heath Shopping Centre and also Astbury Mere Country Park.

Commuters are approximately 10 minutes drive to junctions 17 & 18 of the M6 Motorway.

The truly flexible accommodation comprises: large porch, hall, lounge, large open plan kitchen diner, patio window to conservatory, rear hall, utility, doors to two garages, Bedroom 3/dining room, bathroom, and Master Bedroom 1 on the ground floor.

At first floor level there is a large landing which makes a pleasant study area, Bedroom 2 and shower room.

The gardens to the front and rear are very well maintained and it has a generous block paved driveway providing off road parking for a number of cars and caravan, which terminates at the garages.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE PORCH 6' 2" x 5' 1" (1.88m x 1.55m): PVCu double glazed door and windows. Tiled floor. PVCu double glazed door to:

HALL: Radiator. Staircase. Door to cloakroom with modern Ideal gas central heating boiler.

LOUNGE 14' 10" x 13' 11" (4.52m x 4.24m): PVCu double glazed window. Feature fireplace with inset log effect electric fire. Radiator. 13 Amp power points. TV point. Door to:

KITCHEN DINER:

Kitchen Area 11' 0" x 8' 10" (3.35m x 2.69m): Quality fitted cream coloured units with Corian style preparation surfaces with splashbacks. Electric ceramic hob. Split level fan oven and separate microwave. Inset 1.5 bowl Franke draining sink with mixer tap. Space and plumbing for a dishwasher and washing machine. Radiator. 13 Amp power points. Door to rear porch.

Dining Area 10' 0" x 9' 0" (3.05m x 2.74m): Radiator. Laminate floor. Sliding double glazed patio windows to:

CONSERVATORY 9' 10" x 12' 4" (2.99m x 3.76m): Brick lower level with PVCu double glazed windows and double door all under a glass roof.

REAR PORCH 5' 7" x 5' 1" (1.70m x 1.55m): PVCu double glazed patio windows to rear garden. Tiled floor. Doors to utility and garages.

UTILITY 5' 6" x 3' 8" (1.68m x 1.12m): Fitted with base and eye level units, with tiled splashbacks.



BEDROOM 1 FRONT 12' 11" x 11' 8" (3.93m x 3.55m): PVCu double glazed window. Fully fitted bedroom suite comprising: chest of drawers, double fitted wardrobes and bedside tables. Radiator. 13 Amp power points. TV point.

BATHROOM: PVCu double glazed opaque window. Feature tongue and groove ceiling with downlighters. White suite comprising: Panelled bath, wash hand basin and W.C. set in vanity unit. Separate shower enclosure. Towel rail radiator. Fully tiled walls. Door to cylinder cupboard with pressurised tank and linen shelves above.

BEDROOM 3 9' 11" x 8' 10" (3.02m x 2.69m): Presently used as a study. PVCu double glazed window. Radiator. 13 Amp power points.

First Floor: 'L'-shaped landing, making a good study area. PVCu double glazed window to front. Radiator. 13 Amp power points. Storage cupboard. Doors to:

BEDROOM 2 REAR 13' 7" x 9' 1" (4.14m x 2.77m) measured to wardrobe doors: PVCu double glazed window. Radiator. 13 Amp power points. Fitted wardrobes. Access hatch to eaves storage.

SHOWER ROOM: Double glazed Velux roof light. White suite comprising: Pedestal wash hand basin, low level W.C. and shower cubicle. Fully tiled walls. Radiator. Door to storage cupboard.

Outside: Block paved extensive driveway terminating at the garage, also separate block paved parking suitable for caravan. Central lawn with well stocked borders. Gates either side leading to rear enclosed garden which is much larger than anticipated and is impeccably tendered, with patio, lawn, produce trug, greenhouse, shed and well stocked borders. Outside tap and lights.



GARAGE 1 18' 6" x 9' 5" (5.63m x 2.87m): Up and over door. Power and light. Utility meters. Consumer unit.

GARAGE 2 17' 6" x 7' 10" (5.33m x 2.39m): PVCu double glazed windows to side and rear aspects. Up and over door. Power and light.

TENURE: Freehold (subject to solicitor's verification).

SERVICES: All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 4LU

Energy performance certificate (EPC)

49 Brooklands Road CONGLETON CW12 4LU	Energy rating D	Valid until 12 June 2034
Certificate number: 9628-3038-6296-0654-9294		

Property type: Detached house
Total floor area: 116 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 regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

