



59 Bollin Drive

Congleton, Cheshire CW12 3RR

Selling Price: £199,000

- WELL PRESENTED SEMI DETACHED IN CUL DE SAC POSITION
- SPACIOUS LOUNGE
- MODERN BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- ENCLOSED SOUTH FACING REAR GARDEN
- DRIVEWAY FOR TWO CARS
- WITHIN WALKING DISTANCE OF TOWN CENTRE
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

Charming Home in Desirable Cul-de-Sac

Discover this modernised and inviting home nestled in a peaceful cul-de-sac. With well-proportioned living spaces, a prime location, and convenient amenities, this property offers the perfect blend of comfort and convenience.

Inside:

- Welcoming entrance porch
- Spacious lounge
- Bright breakfast kitchen fitted with en trend units
- Two generous double bedrooms
- Modern bathroom with shower over the bath

Outside:

- South facing gardens
- Convenient 2 car driveway

Location:

Enjoy the best of both worlds with easy access to the bustling town centre and the vibrant village of Mossley. Benefit from a wide range of amenities, leisure activities, and excellent schools within walking distance. Explore the picturesque Macclesfield canal towpaths, offering endless opportunities for outdoor adventures.

This charming property is an ideal choice for young professionals/retirees or downsizers seeking a peaceful and comfortable home in a sought-after location.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

ENTRANCE HALL : PVCu double glazed window to side aspect. Door to:

LOUNGE 16' 9" x 11' 2" (5.10m x 3.40m) into under stairs: PVCu double glazed window to front aspect. Double panel central heating radiator. Television aerial point. Stairs to first floor.



DINING KITCHEN 11' 1" x 10' 8" (3.38m x 3.25m): Fitted with a modern Howdens kitchen with a range of wall and base units having concrete effect preparation surfaces over incorporating stainless steel single drainer sink unit with mixer tap. 4-ring ceramic hob with electric oven below with extractor hood over. Space and plumbing for washing machine. Space for fridge. Tiled to splashbacks. Single panel central heating radiator. Space for dining table and chairs. Glowworm wall mounted gas combination central heating boiler. Double glazed sliding aluminium patio door to rear garden.

Stairs & Landing :

First Floor :

BEDROOM 1 REAR 11' 1" x 10' 11" (3.38m x 3.32m): PVCu double glazed window to rear aspect. Single panel central heating radiator. Built-in storage cupboard. 13 Amp power points.

BEDROOM 2 FRONT 11' 1" x 7' 9" (3.38m x 2.36m) plus door recess: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

BATHROOM 7' 8" x 4' 10" (2.34m x 1.47m): PVCu double glazed window to side aspect. Fitted with a modern three piece suite comprising: low level W.C., pedestal wash hand basin and panelled bath having mains fed shower over and glass shower screen. Single panel central heating radiator.

OUTSIDE :

FRONT : Block paved driveway providing off road parking for two cars. Lawn. Path and gate to:

REAR : Paved terrace with lawned gardens. Gated access to the front.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 3RR



Energy performance certificate (EPC)

58 Bullfin Drive CONGLETON CW12 3RR	Energy rating C	Valid until: 25 November 2032
		Certificate number: 9350-2705-8290-2322-5251

Property type	Semi-detached house
Total floor area	60 square metres

Rules on letting this property

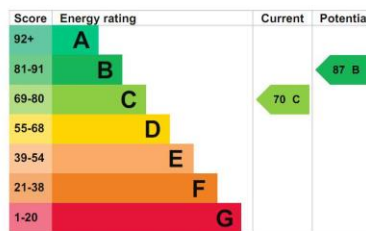
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/someone-lets-a-private-property-minimum-energy-efficiency-standards-publication) (<https://www.gov.uk/guidance/someone-lets-a-private-property-minimum-energy-efficiency-standards-publication>).

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.](#)



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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-2705-8290-2322-5251>

1/5

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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