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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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27 Sandbach Road
Congleton, Cheshire CW12 4LB

Selling Price: £400,000

- NO CHAIN
- A STUNNING 4 BEDROOM/2 BATHROOM FAMILY HOME
- SPACIOUS EXTENDED INTERIOR
- IMPRESSIVE SIZED GARDEN
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- LARGE GARAGE & UTILITY
- PRIME WEST HEATH LOCALITY

NO CHAIN

A Stunning Family Home in West Heath

Discover this impressive four-bedroom semi-detached property, boasting spacious interiors, beautifully and impressive sized gardens, and a prime location in the sought-after West Heath area of Congleton.

Key Features:

Spacious Living: Generous living spaces, including a spacious lounge with a wood-burning stove and a dining area.

Modern Kitchen: Extended breakfast kitchen with ample space for cooking and entertaining. Luxurious Bedrooms: Four bedrooms, including a principal bedroom with an en-suite bathroom.

Outdoor Oasis: Extensive gardens with mature landscaping, perfect for relaxation and outdoor entertaining.

Prime Location: Located in West Heath, within easy reach of excellent schools, shops, and transport links.

Experience the West Heath Lifestyle:

Enjoy the outdoors: Explore the nearby Astbury Mere Country Park, offering stunning lakeside walks and recreational opportunities.



Convenient Living: Benefit from the convenience of West Heath, with easy access to shops, schools, and transport links.

Don't miss this opportunity to own a truly exceptional family home.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : PVCu double glazed double doors to porch. Quality tiled floor. Door to hall.

HALL : Coving to ceiling. Stairs with W.C. below. Timber flooring. 13 Amp power points. Radiator with cover. Doors to principle rooms.

SEPARATE W.C. : White low level W.C. Wash hand basin with tiled splashback. Tiled floor. Radiator. Extractor fan.

LOUNGE 13' 10" x 12' 4" (4.21m x 3.76m) into bay: PVCu double glazed bay window. Coving to ceiling. Timber floor. 13 Amp power points.

DINING ROOM/LIVING ROOM 25' 4" x 11' 6" (7.72m x 3.50m): Coving to ceiling. Cast iron woodburning stove. Radiators. Timber floor. Velux roof light to rear with double french PVCu double glazed doors to patio. Door to 'L' shaped kitchen. 13 Amp power points.

'L' SHAPED KITCHEN 13' 8" x 18' 4" (4.16m x 5.58m) max: PVCu double glazed window and door to rear aspect. Two velux roof lights. Downlighters to ceiling. Fitted with attractive handmade hardwood base and eye level units with roll edge laminated surfaces inset. Large stainless steel sink with mixer tap. Gas range cooker with canopy extractor over. Large American style fridge/freezer. Breakfast bar. Feature radiator. Timber floor. Door to utility room. 13 Amp power points.

UTILITY 8' 7" x 7' 1" (2.61m x 2.16m): PVCu double glazed window. Fitted with a range of base and eye level units to match



the kitchen. Zanussi washing machine. Hotpoint dryer. Timber floor. Radiator. 13 Amp power points. Door to garage.

First floor :

LANDING : Access to roof space. Doors to principle rooms. 13 Amp power points.

BEDROOM 1 FRONT 16' 1" x 11' 1" (4.90m x 3.38m): PVCu double glazed window to front and rear aspect. Coving to ceiling. Radiator. 13 Amp power points. Door to En suite. Pair of timber wardrobes.

EN SUITE 7' 5" x 7' 5" (2.26m x 2.26m): PVCu double glazed opaque window. White suite comprising low level W.C., wash hand basin, bidet and large shower enclosure with glass door. Heated chrome towel rail/radiator.

BEDROOM 2 REAR 12' 6" x 12' 6" (3.81m x 3.81m): PVCu double glazed window to rear aspect. Radiator. Timber wardrobe and dressing table. 13 Amp power points.

BEDROOM 3 REAR 12' 4" x 12' 7" (3.76m x 3.83m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 4 FRONT 8' 6" x 7' 5" (2.59m x 2.26m): PVCu double glazed window to front aspect. Radiator. Timber wardrobes. 13 Amp power points.

BATHROOM 8' 6" x 7' 4" (2.59m x 2.23m): PVCu double glazed opaque window. White suite comprising low level W.C. and wash hand basin set in units. Feature radiator. Partly tiled walls.

Outside :

FRONT : Wide vehicular entrance to large tarmac parking/turning area. Raised flower bed. Enclosed by private hedge.

REAR : Enclosed by private hedge and timber fencing having full width patio leading onto lawn with raised borders enclosed by railway sleepers. Glasshouse and summerhouse/shed at the bottom of the garden.



GARAGE 12' 0" x 16' 3" (3.65m x 4.95m): Electric roller door. Radiator. Rear pedestrian PVCu double glazed door. Power and light.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4LB

