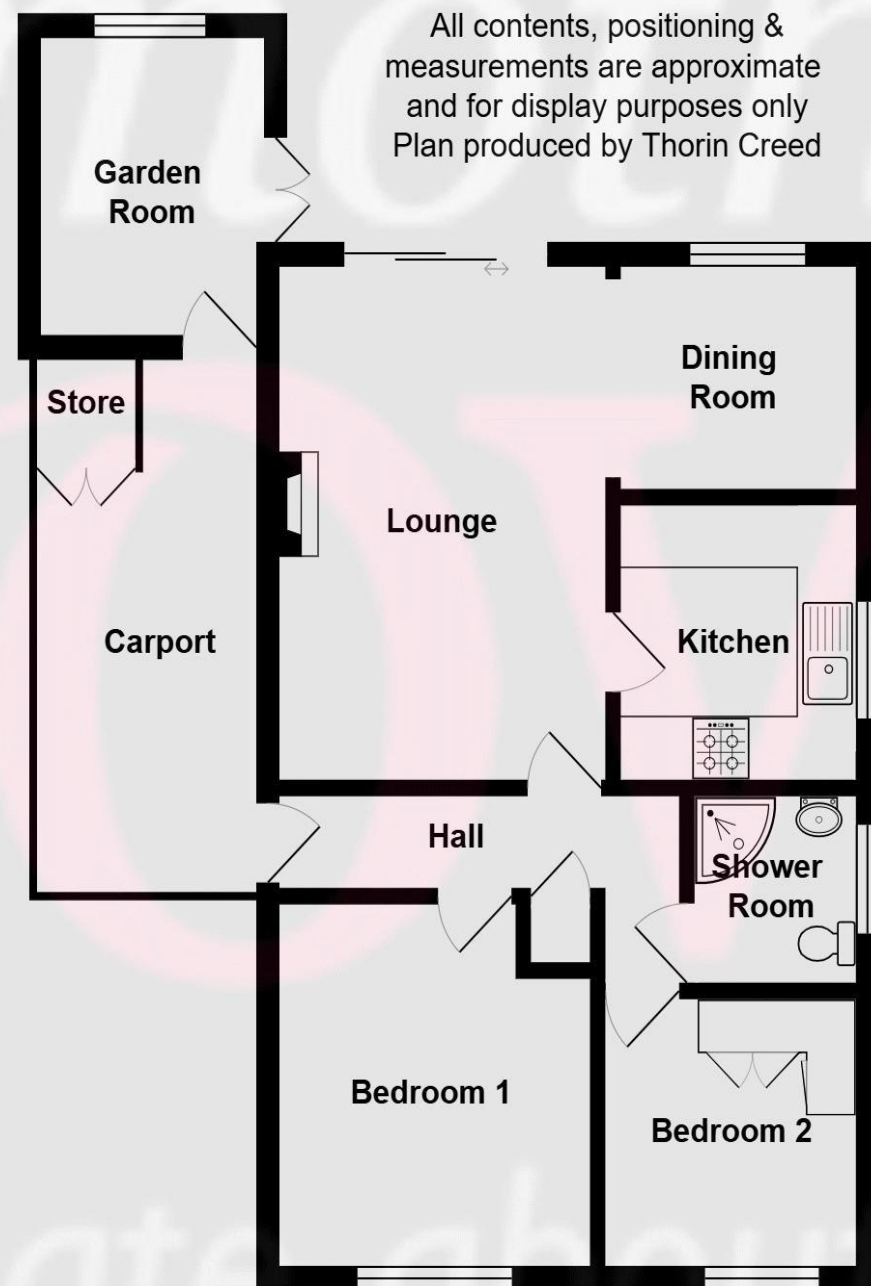


Total Area: 64.0 m² (excluding store, carport)



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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Timothy a brown

www.timothyabrown.co.uk

3 Churchill Close,
Congleton, Cheshire CW12 4QU

Selling Price: £280,000

- STUNNING DETACHED BUNGALOW WITH NO ONWARD CHAIN
- TWO BEDROOMS
- L-SHAPED LOUNGE/DINER & GARDEN ROOM
- MODERN FITTED KITCHEN
- CONVERTED SHOWER ROOM
- DRIVEWAY WITH CAR PORT PROVIDING OFF ROAD PARKING
- BEAUTIFULLY CULTIVATED SUNNY ASPECT GARDENS
- CLOSE TO AMENITIES IN THE POPULAR WEST HEATH AREA

FOR SALE BY PRIVATE TREATY (Subject to contract)

A stunningly presented detached bungalow with south facing garden located on a quiet road.

This property has been well maintained, and the gardens are beautifully cultivated and are a credit to the owner.

This home has PVCu double glazing, gas fired central heating and briefly comprises hall, 'L' shaped lounge/diner overlooking the rear south facing garden. fitted kitchen, two bedrooms, one with large, fitted wardrobes and the bathroom has been converted to make a modern fully tiled shower room.

Externally there is a brick block long driveway terminating under a carport with shed and door to garden room/home office that has double doors onto the rear patio and garden.

The property is located in the popular and sought after area of West Heath, with commendable schools literally within a few minutes walk, as is the West Heath Shopping Centre. Virtually immediate access on to the main arterial route to the M6 motorway, which lies 6 miles to the west, and Manchester Airport is approximately 17 miles north and again easily accessed by road.

Please take the opportunity of viewing our video then make that call to arrange the inspection of this property.



The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : PVCu double glazed door to hall.

HALL : Timber effect floor. Access to roof space and central heating gas boiler. Door to storage cupboard. Doors to principal rooms.

L SHAPED LOUNGE/DINER :

LOUNGE AREA 16' 2" x 11' 0" (4.92m x 3.35m): Coving to ceiling. Feature fireplace. Radiator. PVCu double glazed sliding patio windows to rear patio and garden.

DINING AREA 7' 0" x 7' 10" (2.13m x 2.39m): PVCu double glazed window. Radiator. Serving hatch to kitchen.

KITCHEN 8' 10" x 8' 0" (2.69m x 2.44m): PVCu double glazed window. Fully fitted base and eye level units in cream with timber effect laminated surfaces. Single drainer stainless steel sink. Plumbing and space for washing machine. Gas hob with extractor canopy over and oven below (not working). Fitted fridge.

BEDROOM 1 FRONT 11' 5" x 10' 6" (3.48m x 3.20m): PVCu double glazed window. Radiator.

BEDROOM 2 FRONT 8' 7" x 8' 8" (2.61m x 2.64m): Fitted large wardrobe. Radiator.

SHOWER ROOM 5' 8" x 5' 3" (1.73m x 1.60m): PVCu double glazed opaque window. White suite comprising: low level W.C., wash hand basin and large corner shower enclosure. Fully tiled floor and walls. Chrome heated towel rail/radiator.



Outside :

FRONT : Open plan front garden. Block brick driveway extending under the carport.

SIDE : Carport and door to hallway.

REAR : South facing, fully enclosed being beautifully cultivated with patio and steps up to shaped lawn with flower and shrub borders, raised rockery and pergoda/ gazebo style seating area.

CARPORT 19' 6" x 8' 6" (5.94m x 2.59m): with storage shed to rear of carport. Wrought iron gate to front.

GARDEN ROOM 9' 4" x 7' 7" (2.84m x 2.31m): PVCu double glazed and PVCu double glazed double doors to patio. Could be used as a home office or storage/workshop.

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

TAX BAND: B

DIRECTIONS: SATNAV CW12 4QU

