



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

26 Park Lane
Congleton, Cheshire CW12 3DG

Selling Price: £425,000

- WELL PRESENTED DETACHED BUNGALOW - NO CHAIN
- LOVELY INTERIOR
- MODERN BREAKFAST KITCHEN PLUS UTILITY
- LIGHT & SPACIOUS LOUNGE
- THREE DOUBLE BEDROOMS
- EN SUITE & WET ROOM
- GOOD SIZED DRIVEWAY FOR SEVERAL CARS LEADING TO SINGLE GARAGE
- LANDSCAPED REAR GARDEN
- SOUGHT AFTER PARK LANE LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN

Don't judge a book by it's cover. Externally this is an unassuming detached bungalow, however, internally, it is amazing and much larger than expected and presented in an up to date layout and extending to approximately 113 m² (1216 ft²)

Viewing is imperative to appreciate this home which is situated on Park Lane, a much sought after area being within a short walking distance of the town centre and also the shops at High Town and Congleton railway station.

Over the last few years the property has been updated to provide a home which will require very little expenditure in the future.

The bungalow is set well back off the main road with a pleasant private south facing rear garden and gate leading on to the park.

On entering the property the central hallway allows access to the majority of the rooms with two large bedrooms to the front and wet room and towards to the rear is a third bedroom with ensuite, a lounge/dining room measuring 19'7", fitted kitchen with room for a table and chairs which then leads on to the utility room with door to garage.

This is one not to be missed! Book that viewing today!



The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE HALL : Composite high security entrance door with patterned opaque glass. Recently fitted carpet. Radiator. Opens out in to the living/dining room. Loft access to large boarded loft with ladder and high enough for most people to stand up in. Subject to planning this could potentially be converted into further living space.

LOUNGE 19' 7" x 12' 9" (5.96m x 3.88m): Bi-folding doors to decking and garden at the rear. Recently fitted carpet. Space for dining table. Recently fitted PVCu double glazed window to side aspect. Vertical radiator.

BREAKFAST KITCHEN 14' 7" x 12' 2" (4.44m x 3.71m): Modern up to date fitted kitchen comprising base units with speckle effect work surface over. Space for freestanding appliances. Built-in oven and hob. Storage cupboard having replacement gas central heating boiler. PVCu double glazed windows to the rear and side aspects. Door to utility. Door to side aspect leading to the front of the property.

UTILITY ROOM 7' 3" x 5' 5" (2.21m x 1.65m): PVCu double glazed windows to rear and side aspects. Matching kitchen base and eye level double units. Space for washing machine and fridge/freezer. Door to garage. Wood effect flooring. Door leading to the rear garden.

BEDROOM 1 FRONT 17' 4" x 11' 10" (5.28m x 3.60m): PVCu double glazed windows to front and side aspect. Feature fireplace with tiled hearth and surround and wooden mantle. Recently fitted carpet. Radiator.

BEDROOM 2 FRONT 13' 7" x 12' 10" (4.14m x 3.91m): PVCu double glazed window to front aspect. Fitted wardrobes with mirrored doors. Recently fitted carpet. Radiator.

BEDROOM 3 SIDE 11' 10" x 10' 11" (3.60m x 3.32m): PVCu double glazed window to side aspect. Newly fitted carpet. Radiator.



EN SUITE : Fitted with a white three piece suite comprising low level W.C., pedestal wash hand basin and large fully tiled shower cubicle. Fully tiled walls and floor. Wall mounted mirror and mirrored cabinet. Towel radiator.

WET ROOM : PVCu double glazed opaque window to side aspect. Fully fitted wet room with wall mounted shower, recently fitted low level W.C., and vanity hand wash basin. Part tiled walls. Airing cupboard. Towel radiator.

GARAGE 17' 2" x 9' 6" (5.23m x 2.89m): Window to rear aspect. Garage door. Power and light. Belfast sink with hot and cold supply. Plumbing for washing machine.

OUTSIDE :

FRONT : The front of the property is bordered by mature trees and bushes giving extra privacy. Long drive leading to a single garage.

REAR : Well maintained garden with lawned area, paved patio area and a range of mature shrubs and bushes. There is also a gate giving access to the park ideal for children/dog lovers.

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: E

DIRECTIONS: SATNAV CW12 3DG



10/02/2018, 12:38

Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)

28 Park Lane, CONGLETON, CW12 3DG

Energy rating

Valid until

21 July 2032

D

Certificate number

0340-2851-1130-2560-2831

Property type

Detached bungalow

Total floor area

113 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/minimum-energy-efficiency-standards-and-guidance) <https://www.gov.uk/guidance/minimum-energy-efficiency-standards-and-guidance>

Energy rating and score

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

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

59 D

39-54

E

21-38

F

9-20

G

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2851-1130-2560-2831/summary>

1/8

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