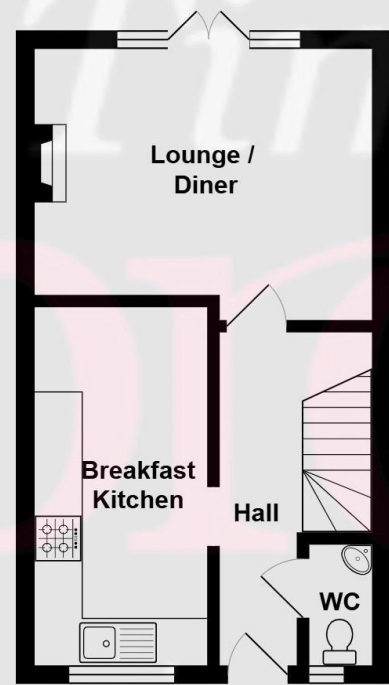
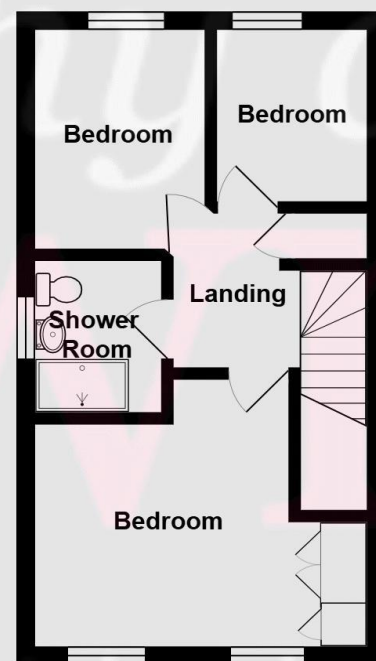




Ground Floor

Total Area: 68.0 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



First Floor

Energy performance certificate (EPC)

27 Balmoral Gardens CONGLETON CW12 2GG	Energy rating D	Valid until 1 April 2035
		Certificate number 9835-9724-5400-0179-6262

Property type	Semi-detached house
Total floor area	68 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/landlords-private-rented-properties-minimum-energy-efficiency-standards>

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR



27 Balmoral Gardens,
Buglawton, Congleton,
Cheshire CW12 2GG

Selling Price: £250,000

- WELL PRESENTED THREE BEDROOM END MEWS
- CONTEMPORARY DINING KITCHEN
- LOUNGE WITH FRENCH DOORS OPENING TO THE GARDEN
- CLOAKROOM & MODERN SHOWER ROOM
- PRIVATE DRIVEWAY WITH PARKING FOR TWO CARS
- ENCLOSED LANDSCAPED REAR GARDEN
- VERSATILE WORKSHOP/GARDEN OFFICE
- POPULAR BUGLAWTON AREA CLOSE TO SCHOOLS

FOR SALE BY PRIVATE TREATY (Subject to contract)

Your Next Chapter Starts Here: A Modern End Mews Home with Endless Possibilities!

Discover this well cared for, modern three-bedroom end mews home, perfectly positioned to offer a fantastic opportunity for a diverse range of buyers – whether you're a first-time homeowner, a savvy investor, looking to upsize, or seeking to downsize without compromise.

Key Features at a Glance:

- **Modern & Clean-Lined Design:** Step into a contemporary space that feels fresh and inviting.
- **Three Bedrooms:** Ample space for families, guests, or a dedicated home office.
- **Lounge & Dining Kitchen:** Thoughtfully designed living areas for comfort and entertaining.
- **Cloakroom & Modern Shower Room:** Convenience and style with a crisp white suite.
- **Private Driveway:** Parking for two cars, plus additional residents' parking.
- **Enclosed Landscaped Gardens:** A private outdoor oasis with a paved terrace.
- **Versatile Workshop/Garden Office:** A generous 15' x 7' space, ideal for hobbies, work, or extra storage.
- **Fully Double Glazed & Gas Central Heating:** Ensuring warmth, efficiency, and comfort year-round.



Step Inside Your New Home: Through the sleek modern front door, you're welcomed into a bright reception hall, complete with a convenient cloakroom and a staircase leading to the first floor. The inviting lounge features French doors that open directly into the enclosed landscaped garden, seamlessly blending indoor and outdoor living. The spacious dining kitchen is a true highlight, offering ample room for a dining table and boasting contemporary units, an oven, hob, and space for all your essential appliances.

Comfortable Upper Level: The first floor landing leads to three comfortable bedrooms, each offering a peaceful retreat. A modern shower room, finished with a crisp white suite, serves these rooms with contemporary elegance.

Outdoor Living & Practicality: Externally, the front of the property features a private driveway. To the rear, you'll find securely enclosed, artificially lawned gardens with a delightful patio seating area – perfect for al fresco dining and relaxation. A highly useful workshop/garden office provides invaluable extra space, whether for creative pursuits, remote work, or simply additional storage.

Unbeatable Location: Location truly is everything, and this home delivers! You'll enjoy the convenience of nearby convenience stores and the vibrant energy of Congleton town centre, with its array of shops, bars, pubs, restaurants, and leisure facilities, all within walking distance. For those seeking nature, a short stroll in the opposite direction takes you to abundant countryside via the serene canal towpaths, leading towards the famous 'Bosley Cloud'. The property is also within the catchment area of highly reputable primary schools (Buglawton and Havannah) and Eaton



Bank Academy secondary school. Plus, a pleasant public house or two are just a gentle walk away. Commuting is a breeze with quick access to Macclesfield and the town's railway station, offering regular express services to London, Stoke, and Manchester.

This is more than just a house; it's a lifestyle opportunity waiting to be embraced. Don't miss your chance to own this fantastic home in a thriving community!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Panelled and double glazed front door.

HALL 14' 1" x 6' 4" (4.29m x 1.93m) : Single panel central heating radiator. 13 Amp power points. Oak effect floor. Return stairs to first floor.

CLOAKROOM W.C. : PVCu double glazed window to front aspect. White suite comprising: Low level W.C. and corner wash hand basin. Single panel central heating radiator.. Tiled floor.

LOUNGE 13' 10" x 10' 5" (4.21m x 3.17m) : Single panel central heating radiator. 13 Amp power points. Feature electric fire. Oak effect floor. PVCu double glazed French doors to rear garden.

DINING KITCHEN 15' 1" x 7' 2" (4.59m x 2.18m) : PVCu double glazed window to front aspect. Single panel central heating radiator. Extensive range of custom painted eye level and base units having granite effect preparation surfaces over with black composite single drainer sink unit inset. Built in stainless steel 4-ring gas hob and electric fan assisted oven/grill below with extractor hood over. Integrated washing machine. Space for fridge/freezer. 13 Amp power points. Tiled floor.

First Floor :

LANDING : 13 Amp power points. Airing cupboard with lagged hot water cylinder. Access to roof space.



BEDROOM 1 FRONT 11' 10" x 11' 4" (3.60m x 3.45m) to wardrobes : Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted triple wardrobes.

BEDROOM 2 REAR 9' 4" x 7' 3" (2.84m x 2.21m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 7' 4" x 6' 3" (2.23m x 1.90m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 6' 5" x 5' 6" (1.95m x 1.68m) : PVCu double glazed window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and large shower enclosure housing a Triton thermostatic power shower. Wall mounted centrally heated towel radiator. Shaver point. Fully tiled walls.

Outside :

FRONT : Driveway for up to 2 cars.

REAR : Extending from the rear of the property is a paved terrace, beyond which is an area laid with artificial grass with raised railway sleeper borders. Gate to side to residents parking. Space for one car plus amenity area.

TIMBER FRAMED WORKSHOP 15' 1" x 7' 7" (4.59m x 2.31m) : Windows and doors to front. 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.**

TAX BAND: C

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 2GG

