



# JAMES PARSONS

POWERED BY  
**exp** UK

☎ 01260 643 593

📱 07769 625 632

✉ [james.parsons@exp.uk.com](mailto:james.parsons@exp.uk.com)

🌐 [jamesparsons.exp.uk.com](http://jamesparsons.exp.uk.com)



8 Newlyn Avenue, Congleton CW12 3AX

Offers Over £365,000 TENURE - FREEHOLD - Council Tax Band 'D'

3 1 2





Having undergone a complete modernisation programme throughout, this detached bungalow offers a flexible and versatile layout with ample scope to extended if required subject to the usual planning consents. The accommodation enjoys a bright and airy feel throughout and in brief comprises: Spacious Entrance Hall, good sized bright lounge with built in storage facilities. The dining kitchen has been fitted with a excellent range of modern white units and has ample space for a breakfast bar, in turn this leads to the conservatory with double doors leading the patio area of the rear garden. There are three well proportioned bedrooms and they are served by the recently re fitted bathroom of which is of decent proportion with a three piece suite in white.

To the front of the property there is a large driveway which has ample parking for a number of vehicles and for those who have a caravan it is ideal. There is a single garage, there is access to the rear and side of the property. A special mention must be made of the impressive and private rear garden which is particularly large and is fully enclosed by mature hedging a fencing. There is a delightful patio area for is ideal for alfresco dining etc.

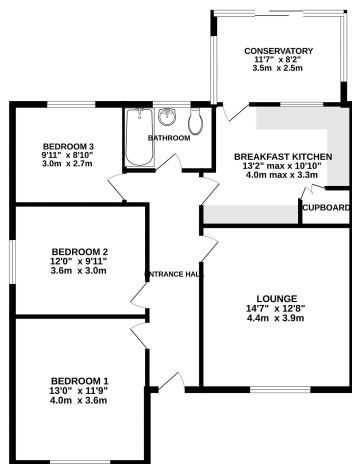
Newlyn Avenue is located in a highly popular and convenient location in Mossley, which is highly convenient for shops, canal, two local public houses and the train station, and the delights of the Cheshire countryside. Congleton is a vibrant market town surrounded by the Cheshire and Staffordshire countryside. There is a wide range of bars restaurants and pubs as well as a selection of independent shops, supermarkets and high street outlets. Congleton is very much a modern and community conscious town with a museum, award winning park, golf clubs and several sports clubs along with a state of the art modern Leisure Centre. Motor way links and networks are within a ten minute drive giving you easy access to major towns and cities as well as UK holiday destinations. This combined with Congleton railway station and the local bus routes you will have no problem getting to where you want to go.

A viewing is must to fully appreciate the recent improvements, which has undergone a renovation programme by the current owners and not to forget the excellent location in Mossley.



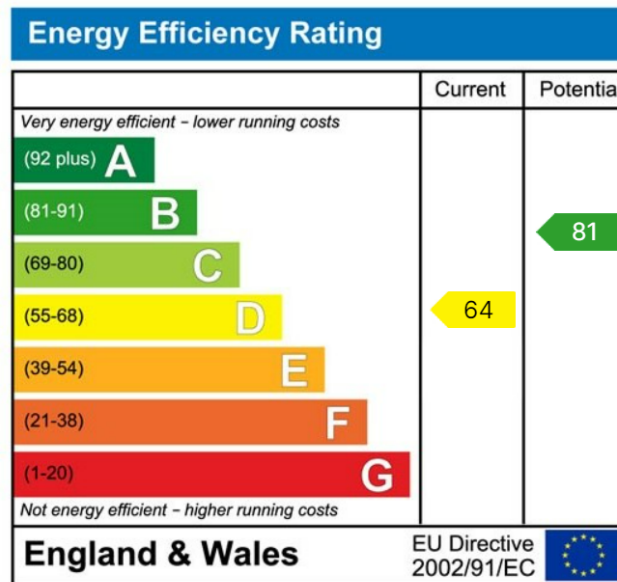


GROUND FLOOR  
938 sq. ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq. ft. (87.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms are given as an approximate guide only. Measurements are given to the nearest millimetre. The actual dimensions may vary slightly from those shown on the floorplan. The actual dimensions of the property may vary from those shown on the floorplan. The actual dimensions of the property may vary from those shown on the floorplan.

- Recently Upgraded Detached Bungalow
- Excellent Plot
- Large Lounge
- Newly Fitted Kitchen & Bathroom
- Viewing is a MUST
- Spacious Accommodation
- Ample Parking & Private Gardens
- 3 Double Bedrooms
- Superb Location on the Edge of Mossley
- Close to Excellent Amenities



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