



11 GREENWAY, CONGLETON, CW12 4PS

£275,000



STEPHENSON BROWNE

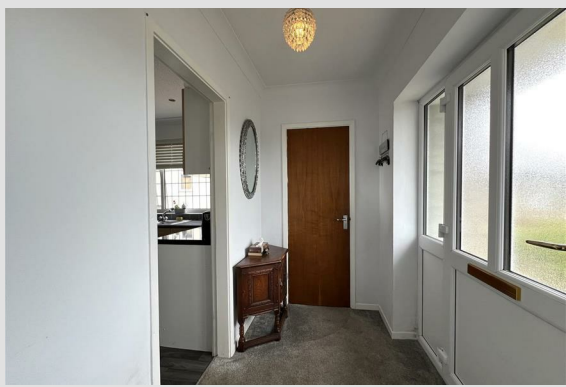
Nestled in the heart of West Heath, Stephenson Browne are delighted to offer for sale this deceptively spacious three-bed detached Bungalow, a home to suit a range of buyers offering great potential throughout to put your own stamp on.

Alongside this brilliant location you have multiple shops and amenities on your doorstep including the shopping precinct and Tesco Express. Also providing good transport links and commuters' access, great dog walks, a range of good primary and secondary schools within walking distance and the picturesque Astbury Mere country park a stone's throw away.

Internally the property accommodates spacious living, you firstly welcomed into the entrance hall with access to a cloakroom that houses the boiler, from here is the fitted breakfast style kitchen with ample space available for appliances and external side door access. Moving further into the property is the lounge, a bright and spacious room offering space for a dining table, leading into the inner hall you will have access to all three bedrooms, two doubles and a single the shower room can also be access from here and includes a three-piece white suite.

Externally the property sits on a good size plot with access available down both sides of the property, there is ample parking available on the paved driveway which leads up to the detached garage, a great space to have as a workshop or to house a car. There is decorative gravel to the front with a stone-built flower bed filled with many flowers and shrubs. The rear garden offers ultimate privacy boarded by mature trees, there is a paved patio area for outdoor seating and a further laid to lawn area. The garden also benefits a stone built garden room, perfect to enjoy all year round with an additional built in storage shed.

Don't miss your chance to view all this home has to offer!



Entrance Hall

7'4" x 3'11"

Providing access into all further accommodation, comprising carpet flooring, ceiling light fitting, direct access into cloakroom housing the boiler, external pvc front door with two UPVC double glazed opaque windows to either side.

Lounge/Dining

16'4" x 11'4"

UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting and two wall light fittings, central heating radiator, electric feature wall mounted fireplace, ample power points.

Breakfast Kitchen

13'2" x 8'2"

Fitted Kitchen comprising wall and base units with work surface over, sink with single drainer and mixer tap, space and plumbing for a washer/dryer, space for cooker and double fridge freezer, power points, ceiling spotlights, wood effect flooring, external pvc side entrance door, UPVC double glazed window to the side elevation, central heating radiator.

Inner Hall

Direct access into all bedrooms and shower room, loft access, carpet flooring, ceiling light fitting.

Bedroom One

11'6" x 9'11"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom Two

11'5" x 9'9"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom Three

7'8" x 7'5"

UPVC double glazed window to the side elevation, ceiling light fitting, central heating radiator, power points.

Shower Room

6'6" x 6'0"

Three piece white suite comprising large vanity unit with low level WC and hand wash basin with mixer tap, wall mounted mirrored cabinet above the sink, walk in shower with removable shower head and panelled splashback, ceiling spotlights, tiled effect flooring, chrome heated towel radiator, shavers port, UPVC double glazed opaque window to the side elevation.

Garage

18'7" x 7'7"

Up and over garage door, light and power, windows to the side elevation.

Externally

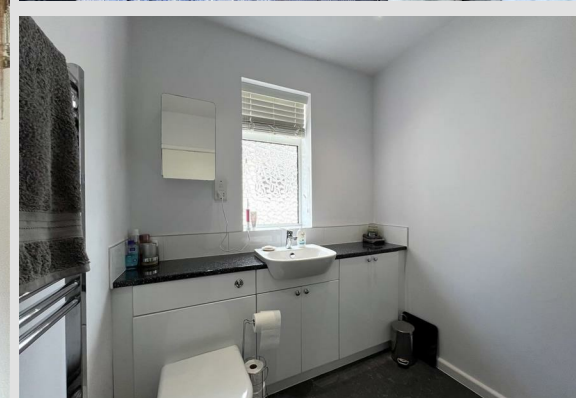
Externally the property is well maintained providing off road parking for multiple vehicles on the extensive paved driveway leading up to the detached garage also providing space for a workshop or to house a car. To the right hand side is a gravelled area with a stone flower bed boarder with many different plants and bushes, there is a paved path leading up to the front entrance with access available down both sides of the property into the rear garden. The rear has an enclosed garden including a paved patio area great for outdoor seating and a further laid to lawn area bordered by mature trees creating ultimate privacy. The garden also benefits a stone built garden room, perfect to enjoy all year round with an additional built storage shed for any outdoor storage.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

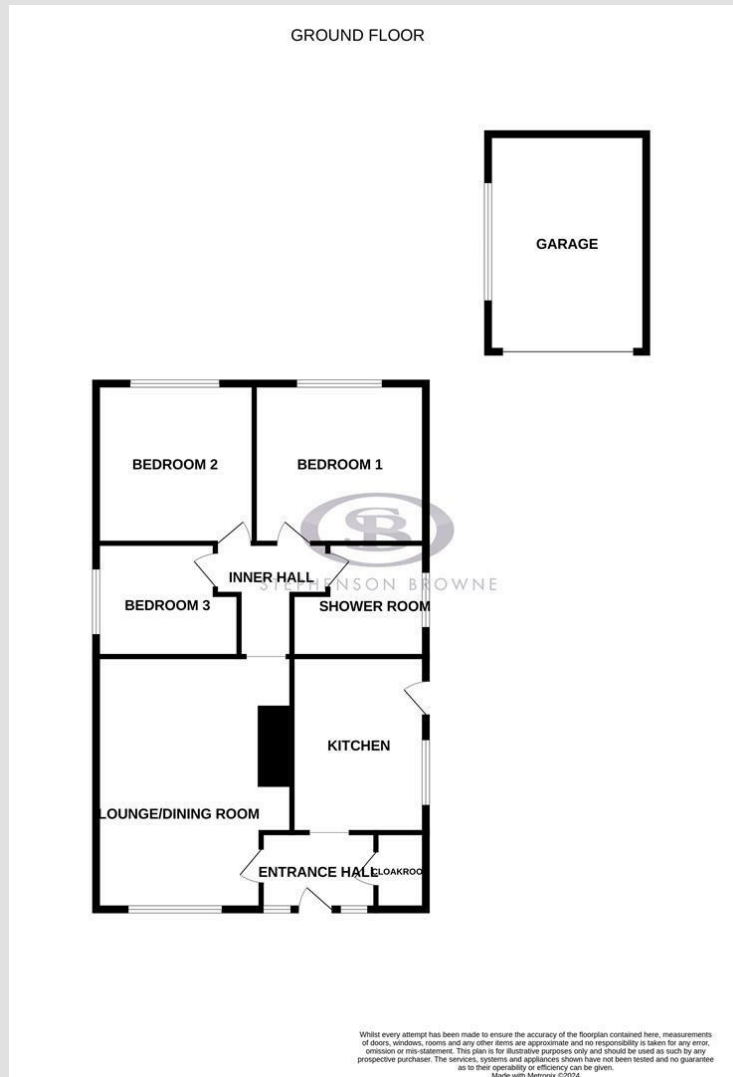
Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

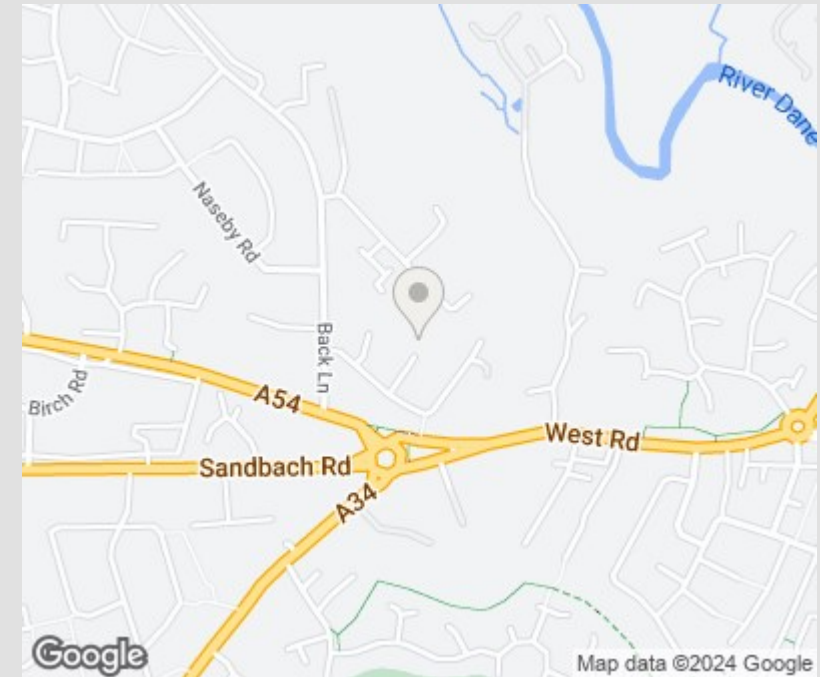




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive	2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

21 High Street, Congleton, Cheshire, CW12 1BH
 T: 01260 545600
 E: congleton@stephensonbrowne.co.uk
 W: www.stephensonbrowne.co.uk

