



82 HOLMES CHAPEL ROAD, CONGLETON, CW12 4NX

OFFERS OVER £460,000



STEPHENSON BROWNE

Nestled in the sought-after area of West Heath, Stephenson Browne are delighted to welcome to the market this charming three-bedroom detached bungalow on the ever so popular Holmes Chapel Road. Current renovations have enhanced the appeal of this bungalow including a brand new kitchen and electrics throughout, making it a fantastic opportunity for those looking to move into a home that is ready to enjoy while still offering great potential for further personalisation. Whether you are a family or looking to downsize, this property presents an excellent choice in a desirable location.

Within the West Heath area, you have multiple shops and amenities on your doorstep including the shopping precinct and Tesco Express. Also, with a range of good primary and secondary schools within walking distance and the beautiful Astbury Mere a stones throw away.

Internally the layout is thoughtfully designed, providing ample living accommodation featuring a vast entrance hallway, spacious lounge with open access into the dining area, brand new fitted modern kitchen and built in appliances, three good sized bedrooms and main three piece suite bathroom.

One of the standout features of this property is the generous plot it occupies, which includes a brilliant sized driveway providing ample off road parking with access to the integral garage, side access into the lovely rear garden ideal for gardening enthusiasts, it is made up of a large laid to lawn area and paved patio perfect for al fresco dining and hosting family and friends.

With its combination of space, modern updates, and a beautiful garden, this bungalow is sure to attract interest. Do not miss the chance to make this lovely home your own!



Porch

Giving access into the entrance hall, UPVC double glazed front external door.

Hallway

Providing access to all further accommodation, two ceiling light fittings, central heating radiator, access into a useful storage cupboard and to generous loft storage with drop down ladder.

Lounge

15'3" x 11'11"

UPVC double glazed window to the front elevation, ceiling spotlights, central heating radiator, ample power points, due to be fitted with an electric fire and surround, open access through into the dining room.

Dining Room

13'10" x 7'11"

Two UPVC double glazed windows and external door to the rear elevation, ceiling spotlights, central heating radiator, ample power points, direct access into the kitchen.

Kitchen

10'1" x 9'4"

NEW fitted kitchen comprising modern wall and base units with work surface over, inset sink with double drainer and mixer tap, a range of Lamona appliances including integrated eye level oven and combination microwave, induction hob with extractor over, dishwasher, built in fridge freezer, space for washer/dryer, combi boiler in housing, ceiling spotlights, ample power points, UPVC double glazed window to the rear elevation.



Bedroom One

12'5" x 12'2"

UPVC double glazed window to the front elevation, ceiling spotlights, central heating radiator, fitted double wardrobes with inset dressing table, ample power points.



Bedroom Two

11'7" x 9'1"

UPVC double glazed window to the side elevation, ceiling light fitting, central heating radiator, fitted mirrored wardrobes, carpet flooring, ample power points.

Bedroom Three

10'0" x 8'5"

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



Bathroom

8'7" x 6'11"

Three piece suite comprising low level WC, vanity unit with inset hand wash basin with mixer tap, fitted cabinet storage above, walk in shower with fitted and removable shower head, tiled walls throughout, wall mounted heated towel rail, tiled flooring, ceiling spotlights, UPVC double glazed opaque window to the rear elevation.



Externally

To the front of the property is a paved driveway offering ample off road parking which leads up to the integral single garage with electric garage door, also providing additional parking. To the left hand side is a well maintained laid to lawn area boarded by a low brick wall surrounded by mature bushes and hedges. There is access down the right hand side of the property leading into the vast rear garden made up of paved patio perfect for outdoor seating to enjoy in the summer months with a further laid to lawn area with mature trees, bushes and shrubs to all aspects. To the left hand side is also a useful and spacious garden shed.

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.

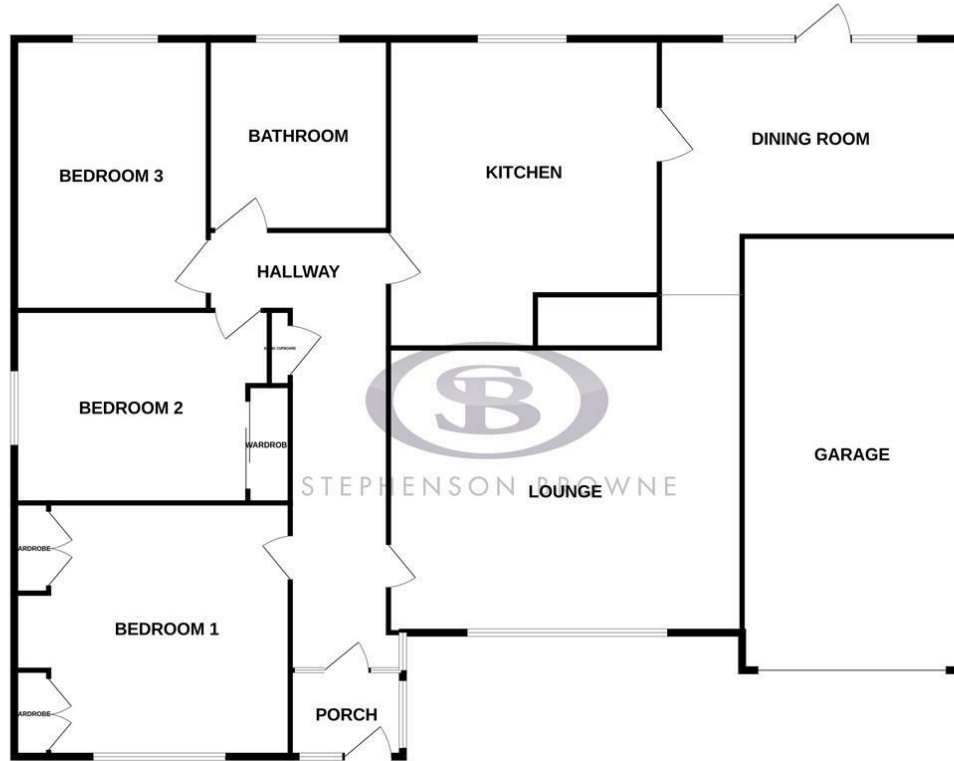
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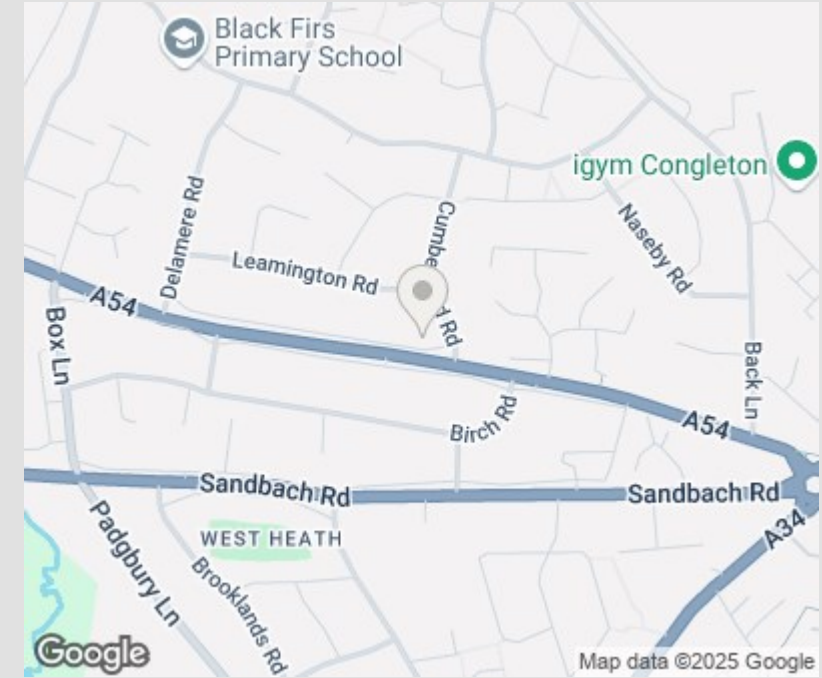
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 (CO₂) 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.

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

