



24 PADGBURY LANE, CONGLETON, CW12 4LP

£595,000



STEPHENSON BROWNE



Stephenson Browne are proud to bring to market this beautifully remodelled and extended three bedroom, three bathroom true bungalow. Offering exceptional space, style, and functionality—all on one level. Set on a generous plot with a spacious tarmac'd driveway to the front and a stunning, multi functional rear garden, this home is ideal for those seeking low-maintenance living.

This home boasts a bright, contemporary layout featuring a spacious open-plan living/dining kitchen, a cosy front lounge, and a practical utility with pantry. Two of the bedrooms enjoy en-suite facilities, including a generous sized master with a walk-in wet room, while a third bedroom/home office and additional bathroom add flexibility.

The main features of this property include a double garage with internal access, quality finishes throughout, and a prime location.

Located in the sought-after West Heath area of Congleton, this home enjoys the perfect balance of convenience and tranquility. Just a short stroll from shops, schools, and local amenities, it also offers easy access to beautiful green spaces like Astbury Mere Country Park. With excellent transport links and a strong sense of community, West Heath is ideal for families, professionals, and downsizers alike.

This property is a true credit to its current owners and a viewing is highly advised to truly appreciate the accommodation on offer!





**Lounge**  
14'7" x 10'9"

**Kitchen Diner**  
25'9" x 23'1"

**Utility**  
12'3" x 5'5"

**Bedroom One**  
16'2" x 14'7"

**En Suite**  
8'2" x 7'8"

**Bedroom Two**  
14'7" x 10'5"

**En Suite**  
7'1" x 3'10"

**Bedroom Three**  
11'9" x 10'11"

**Bathroom**  
10'10" x 5'5"

**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.

**AML Disclosure**  
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

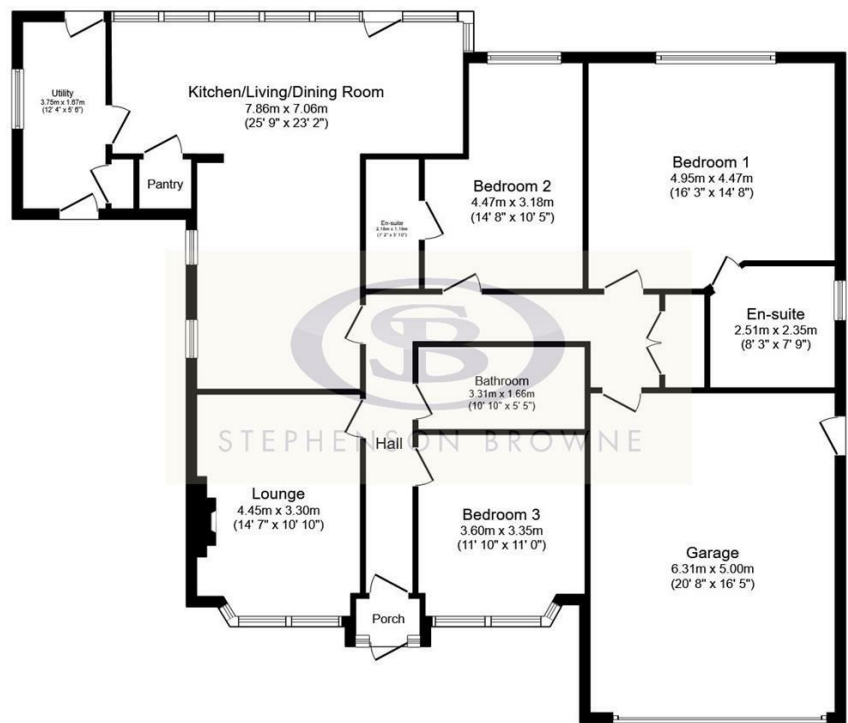








Floor Plan



Total floor area 168.6 m<sup>2</sup> (1,815 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 be 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