



7 BAILEY CRESCENT, CONGLETON, CW12 2EN

£325,000



STEPHENSON BROWNE

Nestled within the highly sought-after area of Buglawton, this charming three-bedroom bungalow offers the perfect blend of peace, practicality, and picturesque views. Enjoying a slightly elevated position, the property takes full advantage of its setting, boasting fantastic countryside views to the front while being within easy reach of local amenities, reputable schools, and convenient transport links.

Upon entering, you are welcomed into a spacious entrance hall complete with a storage cloak, leading through to a bright and inviting lounge. This comfortable living space features sliding patio doors that open onto a front terrace, a perfect spot to place a table and chairs to enjoy the outlook.

The kitchen is well-appointed with a range of units and integrated appliances, along with an external door providing side access to the property. From the inner hall, you'll find the three-piece family bathroom and three bedrooms. Bedrooms one and two both feature fitted wardrobes, while bedroom three offers flexibility, currently used as a dining room. From here, French doors open into a lovely conservatory, providing an additional relaxing reception area overlooking the garden.

Externally, the property occupies a corner plot with a beautifully maintained front garden, featuring a lawned area bordered by hedging, a rockery with mature plants and shrubs, and a stepped paved pathway leading to the front door. The tarmac driveway provides ample parking and leads to the garage, which offers further potential for use as a workshop.

To the rear, the garden is fully paved for easy maintenance, creating an ideal space for outdoor seating or entertaining. Side access connects the front and rear gardens for added convenience.

With its thoughtful layout, pleasant outlooks, and prime position, this bungalow presents a rare opportunity to enjoy relaxed living within a highly regarded residential setting.



**Entrance Hall**

5'11" x 5'9"

Front external entrance door, UPVC double glazed window to the front elevation, providing access into further accommodation, storage cloak.

**Lounge**

16'4" x 13'5"

Sliding patio doors to the front elevation, feature electric fireplace, two ceiling light fittings, carpet flooring, central heating radiator, power points.

**Kitchen**

11'5" x 10'11"

Fitted kitchen comprising wall and base units with work surface over, integrated double oven and hob, space for washing machine and dishwasher, space for fridge freezer, sink with single drainer and mixer tap, two UPVC double glazed windows to the front and side elevation, external access door to the side elevation, wood effect flooring, ceiling spotlights, power points.

**Inner Hall**

Access to further accommodation, ceiling light fitting, wood effect flooring, central heating radiator.

**Bedroom One**

13'5" x 9'9"

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

**Shower Room**

9'6" x 4'10"

Three piece white suite comprising low level WC, hand wash basin with pillar taps, walk in mixer shower with removable shower head, heated towel rail, wood effect flooring, tiled walls throughout, opaque double glazed window to the side elevation, ceiling spotlights.

**Bedroom Two**

13'3" x 9'10"

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

**Bedroom Three / Dining Room**

10'7" x 6'9"

French doors leading into the conservatory, ceiling light fitting, wood effect flooring, central heating radiator, power points.

**Conservatory**

9'10" x 9'9"

UPVC double glazed windows to all aspects, ceiling light fitting, central heating radiator, wood effect flooring, power points, French doors leading out into the rear garden.

**Garage**

16'5" x 11'11"

Up and Over garage door, insulation to the top of the garage, power and light.



**Externally**

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To the rear, the garden is fully paved for easy maintenance, creating an ideal space for outdoor seating or entertaining. Side access connects the front and rear gardens for added convenience.

**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?**

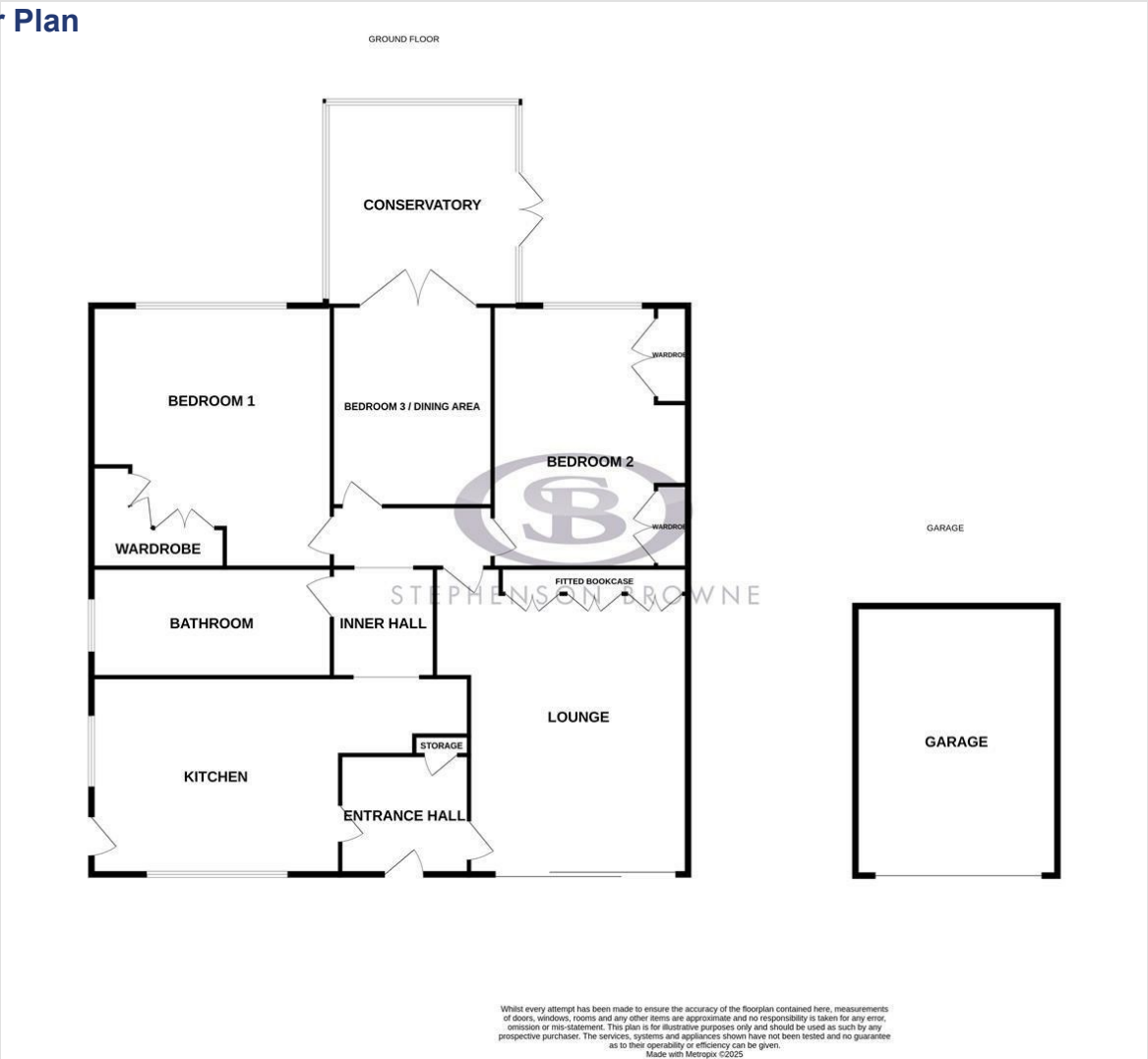
For a FREE valuation please call or e-mail and we will be happy to assist.

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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 <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.

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