



## 5 Brooklands Road, Congleton, CW12 4LT

£410,000

- An Exceptional Four Bedroom Semi Detached Property
- Separate Utility Room & WC
- Former Detached Garage Offering Potential To Convert
- Highly Sought After Area of West Heath
- Magnificent Open Plan Kitchen, Family and Dining Area
- Shower Room and Family Bathroom
- Landscaped Rear Gardens & Patio Area
- Formal Lounge With Cosy Log Burner
- Stylishly Extended Throughout
- Attractive Frontage With Ample Off Road Parking

# 5 Brooklands Road, Congleton CW12 4LT

An exceptional four-bedroom semi-detached family home beautifully extended and perfectly positioned.

Situated in the highly sought-after area of West Heath, this beautifully presented four-bedroom semi-detached residence has been thoughtfully and stylishly extended to provide an exceptional level of family accommodation, perfectly balancing contemporary open-plan living with practical everyday spaces.



Council Tax Band: D



At the heart of the home lies the stunning open-plan kitchen, family and dining area, a truly impressive space designed for modern family life and effortless entertaining. Flooded with natural light, this superb room offers clearly defined areas for cooking, dining and relaxing, creating the ideal setting for gathering with family and friends. Complementing the kitchen is a walk-in larder/store, providing excellent additional storage, together with a separate utility room and a convenient ground floor WC.

The formal lounge offers a cosy retreat, complete with an attractive log-burning stove, creating a warm and inviting atmosphere for quieter evenings.

To the first floor are four well-proportioned bedrooms served by two bathrooms. The current shower room offers excellent flexibility and could easily be reconfigured to create a private en-suite for the principal bedroom, should a purchaser wish to do so.

Externally, the property enjoys off-road parking to the front, with access to a handy storeroom/ small garage offering superb storage for bicycles and gardening equipment complemented with electrically remote-control door for ease.

The rear garden has been landscaped with a lawn area and generous patio, providing an excellent space for outdoor dining and entertaining during the warmer months. A former detached garage offers further storage whilst also presenting exciting potential for conversion into a home office, studio or garden room, subject to the necessary planning consents.

Ideally located in the ever-popular West Heath, the property is within easy reach of highly regarded schools, excellent transport links, local amenities and picturesque countryside walks, making it an outstanding choice for families seeking both convenience and lifestyle.

A viewing is essential to fully appreciate the impressive space, versatility and quality this exceptional family home has to offer.

**Entrance Hallway**

Having a UPVC front entrance door with UPVC double glazed obscure windows to the side.  
Access to the ground floor accommodation and stairs to the first floor landing.  
Double radiator. Wood effect floor

**Formal Lounge**

13'0" x 12'10" into 11'4"  
Having a UPVC double glazed window to the front aspect.  
Feature fireplace housing a multi fuel stove sat on a slate hearth with oak mantle over, incorporating a bespoke fitted unit with storage for logs.

**Open Plan Dining Kitchen / Family Room**

30'2" x 17'10"  
Having a range of base units with work surfaces over, incorporating 1 1/2 bowl sink and drainer with mixer tap over, space and plumbing for washing machine, space for range style oven with stainless steel extractor hood over. Integral double oven. Space and plumbing for American style fridge freezer.  
Access into the separate utility room & to the store/ garage.  
Having three UPVC double glazed Velux style windows to the ceiling. Recessed downlights.

Handy storage cupboard with ample shelving for household items.  
Two double radiators.

UPVC double glazed French patio doors and UPVC double glazed windows to the side, access onto the Indian stone patio area and gardens.  
Defined family area with wall light points and feature fireplace with mantle and surround sat on a granite hearth.

Access to the Formal Lounge-

**Utility Room**

6'1" x 8'9"  
Having a range of base units with work surfaces over incorporating a stainless steel sink and drainer with chrome mixer tops over. Space and plumbing for washing machine and tumble dryer. Extractor fan.  
Electric meter unit. Double radiator. Tiled flooring  
Direct access into the integral garage / store

**Store / Garage**

11'5" x 8'10"  
Having an electric remote controlled door. Power and lighting.

**Downstairs WC**

Having a two piece suite featuring a wall mounted wash hand basin with storage underneath. WC with push flush, patterned vinyl flooring. Panelling to the walls.

**First Floor Landing**

Having access to the bedrooms and bathrooms.

**Master Bedroom**

13'9" by 10'10"  
Having a UPVC double glazed window to the front aspect.  
A range of fitted wardrobes. Panelling to walls. Wall light points. Double radiator.  
Potential to knock into the family bathroom and convert into an en-suite if desired.

### **Shower Room**

Having a UPVC obscure double glazed window to the front aspect.

Comprising of a three piece suite featuring a corner shower enclosure, pedestal wash hand basin and WC. Ladder style radiator. Tiled flooring.

### **Bedroom two**

15'10" by 9'3"

Having a UPVC double glazed window to the front aspect. Double radiator.

### **Bedroom Three**

12'0" x 10'10"

Having a UPVC double glazed window to the rear aspect. Double radiator.

### **Bedroom Four**

9'0" x 8'3"

Having a UPVC double glazed window to the rear aspect. Double radiator. Access to the loft

### **Family Bathroom**

6'2" x 8'9"

Having a UPVC double glazed obscure window to the rear aspect.

Comprising of freestanding bath with separate rainfall showerhead over, WC, pedestal wash hand basin with mixer taps over. Traditional style radiator. Partially tiled walls. Wood effect flooring. Recessed downlights. Extractor fan.

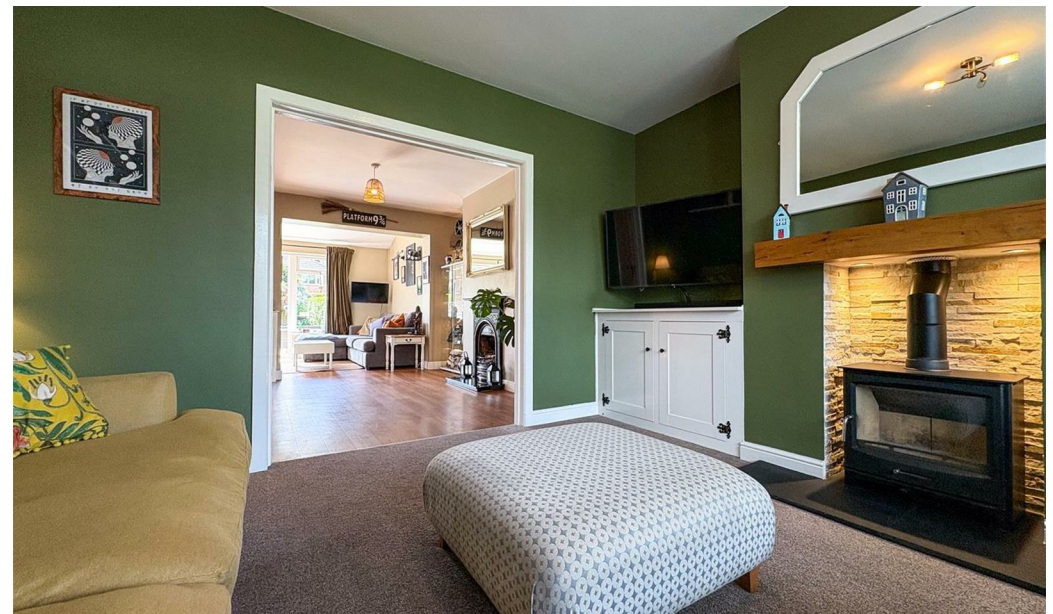
### **Externally**

Having an attractive lawned frontage with an array of mature bushes and shrubbery- to the side a tarmac drive providing parking for vehicles.

To the rear there is a landscaped lawned garden and patio area with access to the former detached garage.

### **AML Regulations**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

D



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 75      | 81                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |