



Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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Selling Price: £189,950

- SPACIOUS SEMI-DETACHED BUNGALOW WITH NO CHAIN
- GREAT OPPORTUNITY TO PUT YOUR OWN STAMP ON IT
- LOUNGE/DINER
- SHOWER ROOM
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- EXTENSIVE DRIEWAY WITH DETACHED GARAGE
- SOUGHT AFTER AREA OF WEST HEATH

**South After Semi-Detached Bungalow, Keenly Priced - Full of Potential.**

**NO UPWARD CHAIN.**

Discover this spacious semi-detached bungalow, offering a fantastic opportunity for modernisation and potential expansion (subject to planning permission). Enjoy a prime location in the sought-after West Heath area, with easy access to amenities and excellent schools.

**Key Features:**

**Spacious Layout:** Two double bedrooms, a fitted kitchen, a lounge/dining room, conservatory and a shower room.

**Outdoor Space:** Rear gardens, perfect for outdoor living.

**Garage and Parking:** Extensive private driveway for off-street parking and a detached garage. **Modern Amenities:** Full gas central heating and PVCu double glazing.

**Prime Location:** Nestled in the popular West Heath area, within walking distance of The Quinta and Blackfirs primary schools and Congleton High Academy. Enjoy convenient access to the West Heath Shopping Centre, offering a variety of shops and restaurants. Benefit from easy access to the M6 motorway and Manchester Airport. Take advantage of the recently completed Congleton



link road, improving connectivity to surrounding areas.

**Don't miss this chance to create your dream home in this desirable location.**

**The accommodation briefly comprises**

(all dimensions are approximate)

**ENTRANCE :** PVCu double glazed door to:

**PORCH 8' 0" x 3' 3" (2.44m x 0.99m):** Brick built base with PVCu double glazed upper panels and polycarbonate roof over. PVCu double glazed door to:

**KITCHEN 11' 10" x 8' 3" (3.60m x 2.51m):** PVCu double glazed window to side aspect. Range of eye level and base units having marble effect preparation surface over with stainless steel single drainer sink unit inset. Built-in 4-ring stainless steel gas hob with electric oven/grill below and extractor hood over. Space and plumbing for washing machine and space for fridge. Wall mounted gas central heating boiler. PVCu double glazed window to side aspect.

**LOUNGE / DINING ROOM 18' 4" x 12' 0" (5.58m x 3.65m):** PVCu double glazed window to front aspect. 13 Amp power points. Coal effect gas fire set on polished stone hearth and back.

**INNER HALL :** Access to roof space. Airing cupboard with lagged hot water cylinder.

**BEDROOM 1 REAR 9' 10" x 9' 0" (2.99m x 2.74m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR 11' 3" x 10' 0" (3.43m x 3.05m):** Single panel central heating radiator. 13 Amp power points. PVCu double glazed sliding door to:

**CONSERVATORY 12' 4" x 9' 4" (3.76m x 2.84m):** Brick built base with PVCu double glazed upper panels and polycarbonate roof

over. Tiled floor. 13 Amp power points. PVCu double glazed French doors to outside.

**SHOWER ROOM 6' 8" x 5' 6" (2.03m x 1.68m):** PVCu double glazed window to side aspect. White suite comprising low level W.C., pedestal wash hand basin and large walk-in shower with thermostatically controlled mains fed shower and glass screen. Centrally heated towel radiator.

**Outside :**

**FRONT :** Lawned garden. Paved driveway which continues from the front down the side and terminating at the rear, providing extensive parking for numerous vehicles.

**DETACHED GARAGE 16' 0" x 8' 0" (4.87m x 2.44m):** Concrete sectional up and over door.

**REAR :** Low maintenance paved garden.

**SERVICES :** All mains services are connected (although not tested).

**TENURE :** Freehold (subject to solicitor's verification).

**VIEWINGS :** Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** SATNAV: CW12 4LX

