



39 Brooklands Road, Congleton, CW12 4LU

£310,000

- Immaculately Presented Three Bedroom Semi- Detached Home
- Additional Family Room With Space For Washing Facilities
- Fixed Pergola For Summer Dining
- Close To Local Amenities & Highly Regarded Schools
- Open Plan Dining Kitchen With French Doors Onto The Gardens
- Modern Family Bathroom
- Ample Off - Road Private Parking For Vehicles
- Spacious & Comfortable Lounge
- Beautifully Presented Artificial Lawned Gardens
- Sought After Location Of West Heath

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A Beautifully Presented Three Bedroom Semi-Detached Home with Loft Room & Landscaped Garden.

This stunning three-bedroom semi-detached property offers stylish, contemporary living accommodation throughout, finished to an exceptional standard. The heart of the home is the impressive open-plan kitchen and dining area, featuring modern fittings, generous workspace, and a seamless flow to the landscaped rear garden, perfect for both family life and entertaining.



Council Tax Band: C



The lounge area is thoughtfully styled to create a welcoming atmosphere enhanced by the abundance of natural light flowing throughout the day.

A separate, well-proportioned reception room provides additional space for relaxation or formal living, enhanced by tasteful décor and equipped with ample storage space for washing facilities.

Onto the first floor, there are three beautifully presented bedrooms all complemented with soft tones that create a peaceful retreat at the end of the day and are perfectly positioned with direct access to the family bathroom - furnished with modern fixtures and fittings, creating a well-connected living space.

Off the first-floor landing there are stairs to a versatile loft room, ideal as a home office, guest space, or hobby room.

Externally, the landscaped rear garden provides a private sanctuary, complete with a charming pergola that creates a welcoming space for outdoor dining or summer evenings. The garden features artificial lawn offering a smart, low maintenance solution that remains beautifully green all year round. To the front of the property there is ample off-road private parking for vehicles.

Situated in the highly sought after location of West Heath, with well respected primary and high schools and a wide range of shopping facilities on your doorstep, along with Congleton town centre a short distance away. Astbury Mere Country park is a stones throw away with an abundance of countryside walks to suit.

This is a home that truly stands out for its location, style, space, and thoughtful design, an early viewing is highly recommended.

Entrance Hallway

Having a UPVC front entrance door with access into the entrance hallway, UPVC double glazed feature round window to the front aspect

Access to the ground floor accommodation and stairs to the first floor landing.

Double radiator. Coving to ceiling.

Lounge

14'2" x 10'10"

Having a UPVC double glazed window to the front aspect. Coving to ceiling. Wood effect laminate flooring. Double radiator.

Open Plan Dining Kitchen

17'9" x 9'6" into 8'2"

Having UPVC double glazed French doors with access to the decking area and garden. UPVC double glazed window to the rear aspect.

Comprising of a range of wall cupboard and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over, space for oven with extractor hood over, space for fridge. Space and plumbing for dishwasher.

Wood effect laminate flooring.

Double radiator.

Access to -

Family Room/Utility

15'2" x 8'1"

Having a UPVC door with access to the garden and a UPVC double glaze window to the rear aspect.

Door leading through to the integral garage.

Having space and plumbing for washing machine and tumble dryer. Space for fridge freezer.

Wood effect laminate flooring. Double radiator.

Garage/store

8'2" x 8'6"

Access to the garage, which is currently utilised a storage space housing the boiler with double doors with access to the driveway.

First Floor Landing

Having a UPVC double glazed window to the side aspect. Coving to ceiling.

Access to the first floor bedrooms and stairs to the loft room.

Bedroom One

9'10" x 9'5"

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

Bedroom Two

8'9" x 8'8"

Having a UPVC double glazed window to the front aspect.

Double radiator. Storage cupboard with hanging space and shelving.

Bedroom Three

8'9" x 6'4"

Having a UPVC double glazed window to the front aspect.

Double radiator. Laminate flooring.

Loft Room

17'9" x 8'4" into the eaves

Having a double glazed Velux style skylight window.

Storage space into the eaves.

Electric storage heater.

Family Bathroom

8'0" x 5'5"

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

Comprising of a three piece modern suite featuring a panel bath with shower over, pedestal wash hand basin with chrome mixer taps over, WC with push flush. Double radiator. Fully tiled walls and tiled floors.

Externally

To the front of the property there is a ample off-road parking for vehicles.

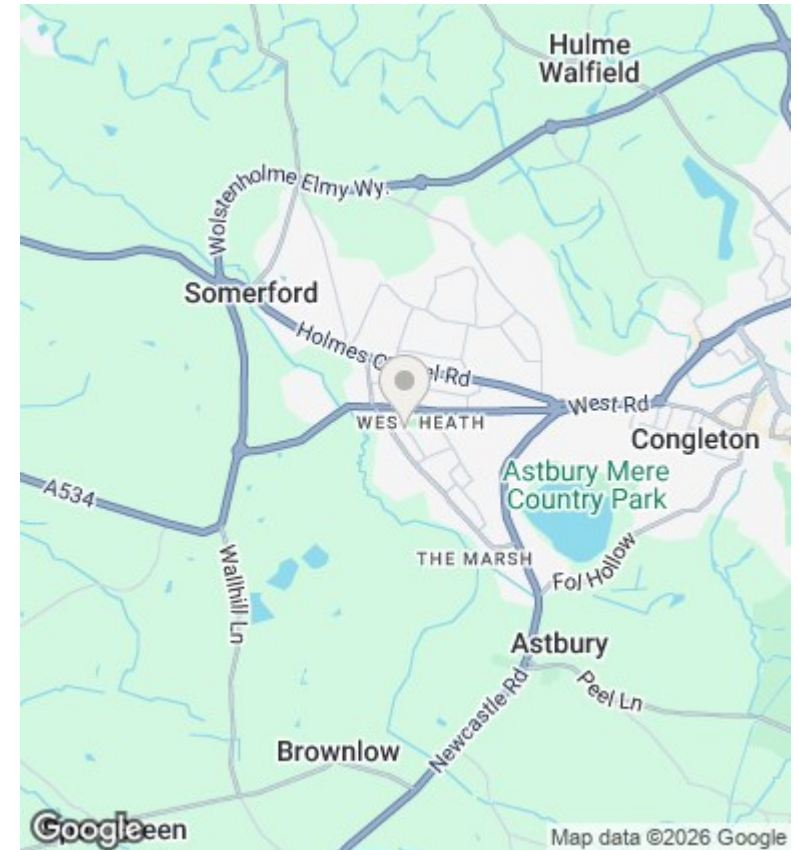
To the rear of the property there is a landscaped low maintenance artificial turf lawned garden, raised borders with an array of mature plants and shrubbery, extended patio area and fitted pergola for alfresco dining.

AML

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Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	