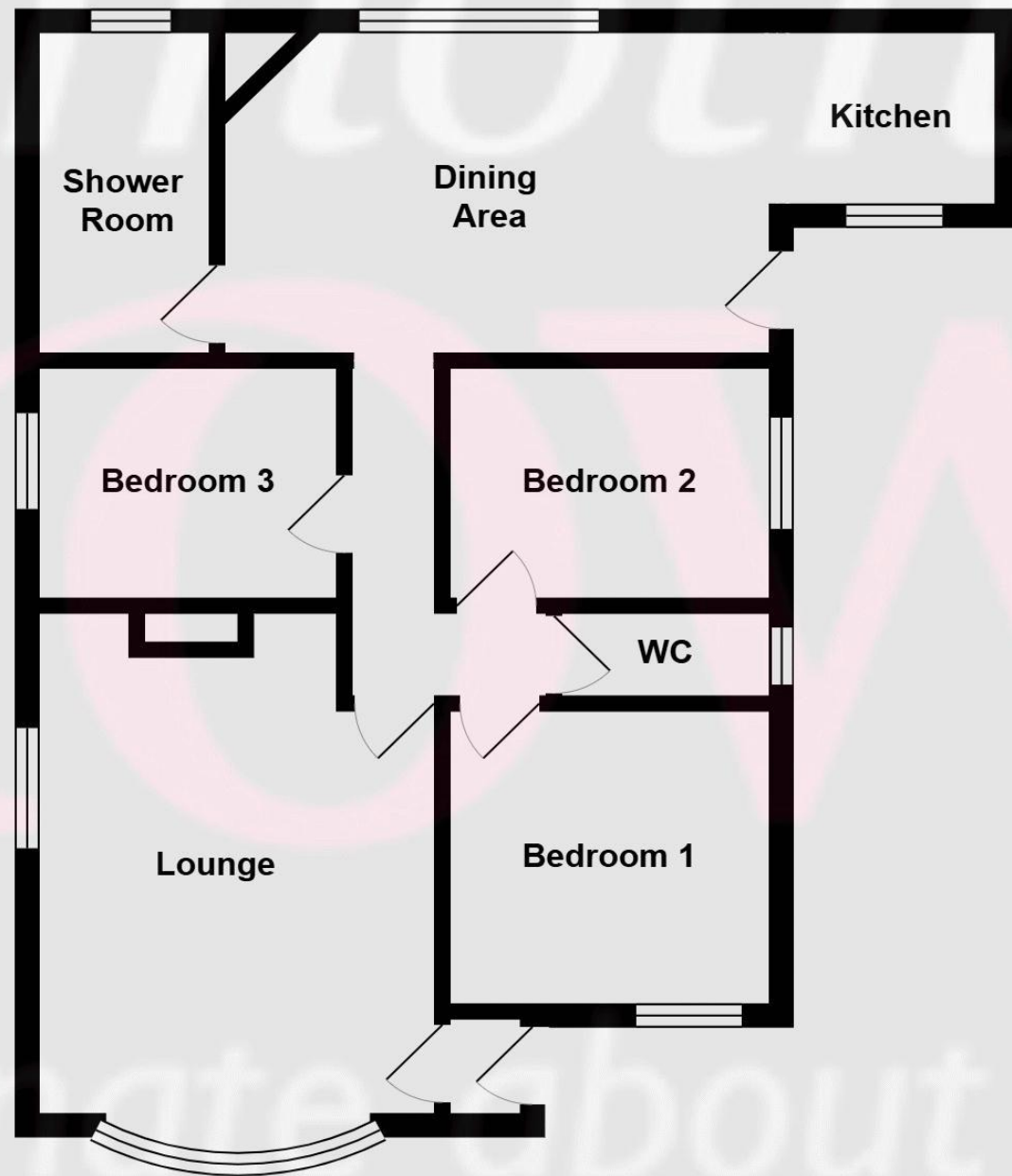




All contents, positioning & measurements are approximate and for display purposes only



**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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
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**206 Biddulph Road,**  
Congleton, Cheshire CW12 3LS

**Auction Guide Price £156,000**

- FOR SALE VIA ONLINE AUCTION ON MONDAY 18th May AT 1PM UNTIL TUESDAY 19th MAY AT 1PM
- 3 BED DETACHED BUNGALOW
- GUIDE PRICE £156,000
- LOUNGE & LARGE DINING KITCHEN
- REAR SOUTHERLY FACING GARDENS
- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)
- PLEASE CONTACT FOR VIEWING ACCESS
- NO ONWARD CHAIN

## FOR SALE BY PRIVATE TREATY (Subject to contract)

### \*\*NO CHAIN\*\*

FOR SALE VIA ONLINE AUCTION ON MONDAY 18th May AT 1PM UNTIL TUESDAY 19th May AT 1PM.

To register for legal packs and bidding instructions please visit The Auction House website: <https://online.auctionhouse.co.uk/lot/details/179816>

This bungalow is situated on an elevated plot off a quiet private lane in a sought after area on the edge of Congleton in a very pleasant location.

Arriving at the bungalow you have a pull in space for one car with steps leading up to the property, with front garden, patio to side and a large rear enclosed lawn garden.

Internally, the property which has PVCu double glazing and electric heating together with two cast iron stoves, has been well-maintained over the years but now allows scope for the purchaser to decorate to their own requirements.

The accommodation comprises vestibule with door to lounge, large dining kitchen, separate W.C., three bedrooms and bathroom converted into a shower room.

Situated within an area of natural beauty, with easy reach to gentle walks along the Biddulph Valley Way and Macclesfield canal. Near the property is the Castle Inn public house and at

Hightown there are many shops, convenience stores, takeaways etc and Congleton Railway Station.

Administration Fee: £1800 inc VAT payable on exchange of contracts.

Buyer's Premium Fee: £1800 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

### The accommodation briefly comprises:

(all dimensions are approximate)

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

**VESTIBULE** : Electric meters. Door to:

**LOUNGE** 12' 5" x 16' 1" (3.78m x 4.90m): PVCu double glazed bow window to front aspect. PVCu double glazed window to side aspect. Cast iron stove. Electric panel heater. 13 Amp power points. TV point.

### KITCHEN DINER :

**Kitchen Area** 6' 6" x 5' 7" (1.98m x 1.70m): PVCu double glazed window to front aspect. Fitted with a range of base and eye level units. Stainless steel single drainer sink unit. Ceramic

hob with extractor canopy over and oven below. 13 Amp power points.

**Dining Area** 17' 1" x 10' 0" (5.20m x 3.05m): PVCu double glazed window to rear aspect. Matching base and eye level units. Cast iron fire. Electric wall heater. 13 Amp power points. Door to shower room.

**BEDROOM 1** 9' 10" x 8' 9" (2.99m x 2.66m): PVCu double glazed window to front aspect. Electric wall heater. 13 Amp power points.

**BEDROOM 2** 10' 0" x 7' 3" (3.05m x 2.21m): PVCu double glazed window to side aspect. Electric wall heater. 13 Amp power points.

**BEDROOM 3** 9' 2" x 7' 4" (2.79m x 2.23m): PVCu double glazed window to side aspect. Electric wall heater. 13 Amp power points.

**W.C.** 6' 5" x 2' 9" (1.95m x 0.84m): PVCu double glazed opaque window. Access to roof space. Low level W.C.

**SHOWER ROOM** 10' 0" x 5' 4" (3.05m x 1.62m): PVCu double glazed opaque window to rear aspect. Corner shower enclosure. Wash hand basin and low level W.C. set in vanity unit with cupboard and drawers. Mirror fronted cabinet. Feature electric radiator. Partly tiled walls. Door to storage cupboard.

**Outside** : Flagged off road parking for one car. Step up to front and rear doors. Lawn and terraced garden. To side is a patio area with steps up to large lawned garden with greenhouse and sheds.

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

**SERVICES** : Mains water, electricity and drainage are connected (although not tested).

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

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: D

**DIRECTIONS**: SATNAV CW12 3LS

**Energy performance certificate (EPC)**

206 Biddulph Road CONGLETON CW12 3LS	Energy rating <b>E</b>	Valid until 7 August 2032
Certificate number 1232-1128-5100-8968-9292		
Property type Detached bungalow		
Total floor area 73 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is E. It has the potential to be B.

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

See [how to improve this property's energy efficiency](#).

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

