



STEPHENSON BROWNE

Greenway, Congleton

CW12 4PS



£300,000

Description

Nestled in the heart of the ever-popular West Heath area, Stephenson Browne are delighted to offer for sale this charming three-bedroom detached bungalow. Immaculately maintained and lovingly cared for, the property is presented in move-in-ready condition whilst still offering excellent potential for a purchaser to add their own style and create a home tailored to their individual tastes. Boasting deceptively spacious accommodation, a fantastic location and versatile living space throughout, this wonderful bungalow is sure to appeal to a wide range of buyers.

Ideally positioned for everyday convenience, the property enjoys easy access to a wide range of local amenities including the nearby shopping precinct, Tesco Express, reputable primary and secondary schools, excellent commuter links and beautiful countryside walks. Astbury Mere Country Park is also just a short distance away, providing the perfect setting for outdoor leisure and recreation.

Internally, the accommodation is both practical and versatile. A useful entrance porch leads directly into the fitted breakfast kitchen, offering ample space for appliances and everyday dining. From here, access is provided to the spacious lounge, a bright and welcoming reception room with plenty of room for both relaxing and entertaining. An inner hallway then leads to three well-proportioned bedrooms, comprising two doubles and a comfortable single bedroom, together with a modern shower room featuring a contemporary three-piece suite.

A particular feature of the property is the loft room, accessed from the inner hallway. This versatile space lends itself perfectly to use as a home office, study, hobby room or occasional guest bedroom, whilst further access from here leads into the loft, providing excellent additional storage.



Externally, the property benefits from ample off-road parking to the front, leading to a detached garage. Gated side access leads through to the enclosed rear garden which wraps around the property, creating a wonderful outdoor space to enjoy. The garden features a lower paved patio area, ideal for outdoor seating and entertaining, with steps rising to a laid-to-lawn section bordered by mature flower beds. Completing the garden is a useful wooden summer house/shed, offering further storage or potential for a variety of uses.

Offering spacious accommodation, versatile living spaces and a highly convenient location, this detached bungalow represents an exciting opportunity and early viewing is highly recommended.

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.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





Floorplans



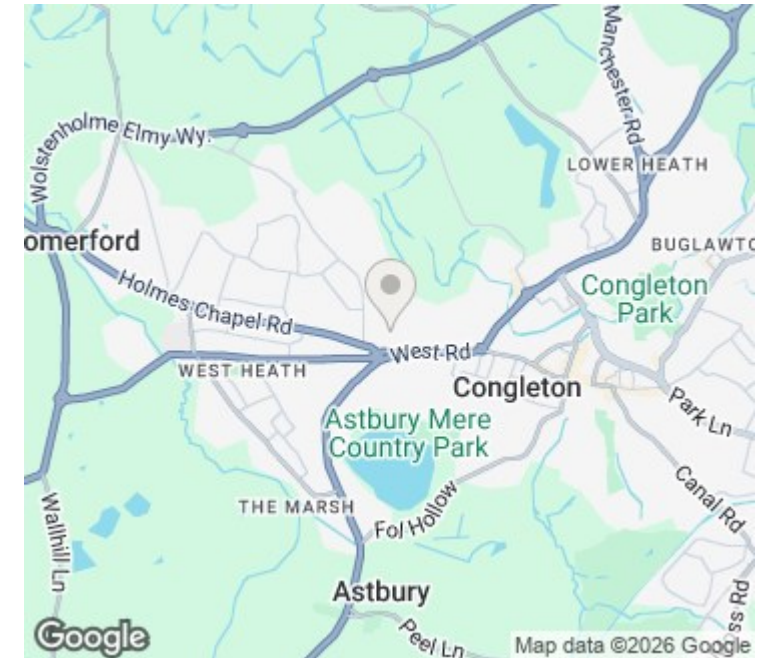
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



EPC Rating

Energy Efficiency Rating

Rating	Running Costs (per year)
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	CO ₂ Emissions (per year)
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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