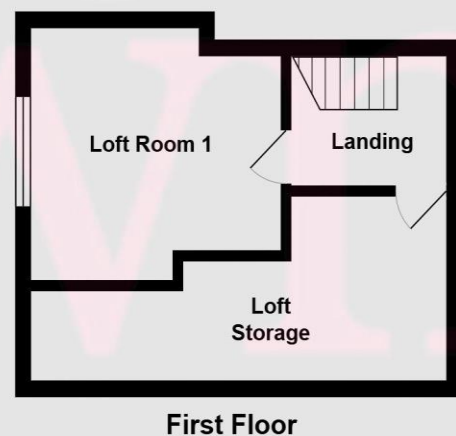


Timothy a brown



Total Area: 106.4 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



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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10 Elm Road,
 Congleton, Cheshire CW12 4PR

Selling Price: £260,000

- TWO BEDROOM SEMI DETACHED BUNGALOW WITH FLEXIBLE LAYOUT
- WELL-PRESENTED LOUNGE & FITTED KITCHEN
- MODERN SHOWER ROOM
- TWO USEFUL LOFT STORAGE AREAS WITH STAIRCASE ACCESS
- PVCU DOUBLE GLAZING & GAS-FIRED CENTRAL HEATING
- ATTRACTIVE FRONT & REAR GARDENS
- DRIVEWAY PROVIDING OFF ROAD PARKING & SINGLE GARAGE
- QUIET WEST HEATH CUL-DE-SAC CLOSE TO AMENITIES



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

NO ONWARD CHAIN

A well-presented bungalow positioned in a quiet cul-de-sac within the highly convenient and ever-popular West Heath area.

The property is traditionally constructed with partly rendered cavity elevations, PVCu double glazing and gas-fired central heating beneath a tiled roof.

The accommodation offers excellent flexibility and currently includes: Entrance Hall, Lounge, Fitted Kitchen, Inner Hall, Bedroom One, Bedroom Two/Dining Room, and a modern Shower Room.

A staircase provides access to two useful loft storage areas, enhancing the home's practicality.

The bungalow enjoys attractive gardens to both the front and rear, with block paved driveway terminating at the detached single garage and the rear garden benefiting from a particularly sunny aspect.

A superb opportunity in a desirable location, offered with no onward chain.

Early viewing is strongly advised to secure this appealing home.

The accommodation briefly comprises: (all dimensions are approximate)

Entrance :

STORM PORCH : Tiled steps and light. PVCu double glazed window and door to:

HALL : Cloaks area. Tiled floor. Door to lounge and opening to kitchen.

LOUNGE 16' 4" x 10' 10" (4.97m x 3.30m): Coving to ceiling. PVCu double glazed window. Living flame gas fire with attractive surround., inset and hearth. Radiator.

KITCHEN 9' 10" x 7' 5" (2.99m x 2.26m): PVCu double glazed window. Modern range of white hi-gloss eye level, base and drawer units with worktops having stainless steel single drainer sink unit inset with mixer tap. Integrated electric hob, double oven and stainless steel extractor hood. Space and plumbing for washing machine and dryer. Space for fridge freezer. Tiled splashbacks. Radiator. Tiled floor.

INNER HALL : Coving to ceiling. Fitted cupboard. Doors to other rooms. Staircase.

SHOWER ROOM : Low voltage downlighters inset. PVCu frosted double glazed window. White suite comprising: Pedestal wash hand basin, low level W.C. set in unit and large corner shower enclosure with glass sliding doors. Chrome heated towel radiator. Extractor fan. Fully tiled walls and floor.

DINING ROOM/BEDROOM 2 9' 0" x 9' 11" (2.74m x 3.02m): Coving to ceiling. PVCu double glazed double doors. Radiator.

BEDROOM 1 10' 10" x 10' 10" (3.30m x 3.30m): PVCu double glazed window. Built in understairs and separate fitted wardrobes. Radiator.

First Floor : Landing down to:

LOFT SPACE 1 11' 7" x 12' 3" (3.53m x 3.73m): PVCu double glazed window. Radiator. Eaves storage.

LOFT STORAGE 2 : Partially boarded. Storage with light. Worcester combi gas central heating boiler.

Outside :

FRONT : The block paved driveway extends to the bungalow and terminates at the garage. Lawn with shrub borders and beech hedge. Security lighting. Gate accessing the rear.

REAR : Enclosed rear garden laid to lawn with flagged patio area. Shrub borders. Central path. Timber shed behind garage.

GARAGE 9' 5" x 20' 4" (2.87m x 6.19m) internal measurements: Up and over garage door. Power and light.

TENURE : Freehold (subject to solicitor's verification)

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

Energy performance certificate (EPC)

10 Elm Road CONGLETON CW12 4PR	Energy rating D	Valid until 25 January 2036
Certificate number: 7836-7429-4506-0126-0226		

Property type: Semi-detached house
Total floor area: 78 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 D. It has the potential to be C.

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

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.

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

