



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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Moreton

Banky Fields, Congleton, Cheshire CW12 4BZ

Selling Price: £374,950

- WELL-MAINTAINED AND IMPROVED BUNGALOW IN A QUIET EDGE-OF-TOWN LOCATION
- EASY ACCESS TO ASTBURY MERE COUNTRY PARK VIA NEARBY PATHWAY
- IDEAL FOR BUYERS SEEKING A HOME WITH NO RENOVATION REQUIRED
- PERFECT FOR GARDENING ENTHUSIASTS
- ENCLOSED FRONT LAWN GARDEN WITH DRIVEWAY AND ATTACHED GARAGE
- SPACIOUS 'L'-SHAPED REAR GARDEN WITH PATIO, LAWN, SHED AND GREENHOUSE

Timothy A Brown are delighted to present this extremely well-maintained and thoughtfully improved bungalow, occupying a quiet location on the edge of town with open countryside nearby.

A pleasant pathway provides easy access to Astbury Mere Country Park, making this an ideal setting for those who enjoy the outdoors.

This property is perfectly suited to purchasers seeking a home that requires no further renovation, particularly those with a passion for gardening.

Significant improvements have been carried out, including re-pointing and the installation of PVCu fascia's.

Internally, the property has been tastefully decorated throughout, featuring new carpets, a re-fitted shower room, and the added benefit of full PVCu double glazing together with gas-fired central heating and a new boiler installed approximately 3 years ago.

Viewing is highly recommended to fully appreciate the quality and appeal of this lovely home — we are confident it will not disappoint.

Externally, the front of the property offers an enclosed lawn garden and a driveway providing off-road parking, leading to the attached garage.

To the rear, there is a beautifully maintained large 'L'-shaped garden, complete with patio area, lawn, shed, and greenhouse. The garden also enjoys attractive countryside views over the rooftops of neighbouring properties below.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Open porch. PVCu double glazed door to hall.

HALL : Picture rail. Radiator. Doors to principal rooms.

LOUNGE 16' 0" x 12' 7" (4.87m x 3.83m): PVCu double glazed window to two aspects. Coving to ceiling. Feature fireplace. Picture rail. Two radiators. Door to kitchen.

KITCHEN/DINER : PVCu double glazed fitted with timber effect base and eye level units with granite effect laminated surfaces and inset one and a half bowl single drainer stainless steel sink. Space for oven and washing machine. Tiled splashbacks. Extractor hood. Radiator. PVCu double glazed door to garage. Door to walk-in pantry.

WALK-IN PANTRY 5' 10" x 3' 1" (1.78m x 0.94m): PVCu double glazed window. Shelving. Door to storage cupboard.

BEDROOM 1 FRONT 10' 10" x 11' 5" (3.30m x 3.48m): PVCu double glazed window to front aspect. Full length fitted double wardrobe. Radiator.

BEDROOM 2 SIDE 11' 5" x 9' 9" (3.48m x 2.97m): PVCu double glazed window. Radiator. Mirror fronted sliding door double wardrobes.

BEDROOM 3 REAR 9' 10" x 9' 8" (2.99m x 2.94m): PVCu double glazed french door to Juliette balcony overlooking the rear garden. Radiator.

SHOWER ROOM : PVCu double glazed opaque window. low level W.C., pedestal wash hand basin and double sized shower

enclosure. Chrome heated towel rail/radiator. Fitted airing cupboard with cylinder. Partly tiled walls.

Outside :

FRONT : Enclosed front garden having well tended hedge and double wrought iron gates to driveway extending to the side and terminating at the garage. The front garden is laid to lawn with shrub borders.

REAR : Enclosed large 'L' shaped garden compared to modern properties having patio area, lawn garden and flower and shrub borders. Path. Timber storage shed and greenhouse.

GARAGE 17' 9" x 10' 6" (5.41m x 3.20m) maximum: PVCu double glazed door to front and rear. PVCu double glazed window to rear. Remote electric roller vehicular access doors. Power and light. Garden tap. Wall mounted Glowworm central heating boiler.

TENURE : Freehold (Subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire Est Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 4BZ

Find an energy certificate (f) English | Cymraeg

Energy performance certificate (EPC)

Morston Barns Fields CONGLETON CW12 4BZ	Energy rating D	Valid until 1 June 2036
Certificate number 9300-7029-0720-1403-3663		

Property type	Detached bungalow
Total floor area	85 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-ohare-rated-property-minimum-energy-efficiency-standard-letting-rules) (<https://www.gov.uk/guidance/domestic-ohare-rated-property-minimum-energy-efficiency-standard-letting-rules>).

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.](#)

