

Timothy a brown



4 Radnor Close,
Congleton, Cheshire CW12 4PT

Selling Price: £295,000

- DETACHED BUNGALOW IN A HIGHLY SOUGHT-AFTER WEST HEATH CUL-DE-SAC
- THREE WELL-PROPORTIONED BEDROOMS & BATHROOM
- SPACIOUS LOUNGE/DINER & FITTED KITCHEN WITH PVCU DOUBLE GLAZING THROUGHOUT
- FRONT AND REAR LAWNS OFFERING A PLEASANT, SUNNY PLOT
- DETACHED GARAGE PLUS SUMMERHOUSE/SHED FOR EXTRA STORAGE
- LEVEL WALKING DISTANCE TO WEST HEATH SHOPPING PRECINCT & BUS SERVICES
- EASY ACCESS TO TOWN CENTRE AND M6 JUNCTIONS 17 & 18

FOR SALE BY PRIVATE TREATY (Subject to contract)

A detached bungalow located in a most sought-after area within level walking distance of West Heath Shopping Precinct and local bus services.

The town centre is within easy reach and also convenient for the M6 motorway junctions at Holmes Chapel and Sandbach.

Situated on a pleasant plot enjoying a sunny aspect, with front and rear lawned gardens, a detached garage and a summerhouse/shed.

The property has PVCu double glazing and gas-fired central heating and comprises hall, fitted kitchen, lounge/diner, inner hall providing access to three bedrooms and a bathroom.

Please pick up the phone and arrange a viewing of this bungalow located in a quiet cul-de-sac in the West Heath area of town which provides good value for money and will sell quickly.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door to hall.

HALL 3' 6" x 5' 10" (1.07m x 1.78m): Storage cupboard with Worcester combi gas central heating boiler. Electric meter and consumer unit. Doors to lounge and kitchen.

LOUNGE/DINER 11' 10" x 14' 9" (3.60m x 4.49m): PVCu double glazed bow window. Feature fireplace with inset electric fire. Radiator. 13 Amp power points.

KITCHEN 9' 10" x 8' 6" (2.99m x 2.59m): PVCu double glazed door to outside. Fitted kitchen with matching base and eye level units with laminated surfaces and one and a half bowl sink with mixer

tap. Electric hob with extractor hood over and oven below. Space and plumbing for dishwasher. Fully tiled walls. Radiator.

BEDROOM 1 REAR 13' 10" x 9' 6" (4.21m x 2.89m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 2 REAR 10' 10" x 10' 10" (3.30m x 3.30m): PVCu double glazed double doors to rear garden. Radiator. 13 Amp power points.

BEDROOM 3 SIDE 7' 10" x 7' 9" (2.39m x 2.36m): PVCu double glazed window to side aspect. Radiator. One single power point.

BATHROOM : PVCu double glazed opaque white suite comprising: W.C. and wash hand basin set in vanity unit and panelled bath with electric shower and screen over. Heated towel rail. Radiator. Fully tiled walls. Door to deep storage cupboard.

GARAGE 23' 6" x 8' 1" (7.16m x 2.46m): Up and over vehicular access door. PVCu window to rear. Alarm. Door to outside rear. Power and light.

OUTSIDE :

FRONT : Open plan front lawn with shrub and flower borders.

SIDE : Driveway extending to side and terminating at the garage.

REAR : Fully enclosed land mainly to lawn with border. Timber summer house/shed.

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 East

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4PT



Energy performance certificate (EPC)

4, Radnor Close
CONGLETON
CW12 4PT

Energy rating

D

Valid until: 8 June 2028

Certificate number: 8978-7226-5780-0888-9906

Property type: Detached bungalow

Total floor area: 65 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 B.

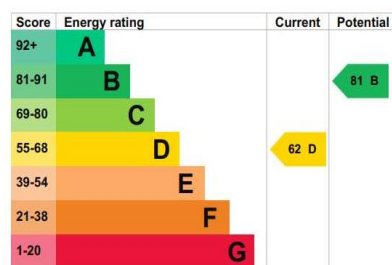
[See how to improve this property's energy efficiency.](#)

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



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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