CARTERS
ESTATE AGENTS



61 Sandbach Road

Congleton, CW12 4LL

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Price £450,000

AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Here at Carters, we are delighted to present this recently refurbished three/four bedroom detached bungalow, ideally situated in the heart of Congleton, close to local amenities, schools and transport links.

Upon entering, you are welcomed by a spacious and bright entrance hall, which provides access to a convenient shower room. The generously sized living room offers a warm and inviting space, featuring a tiled, coal-effect fireplace as its focal point, with views through to the conservatory. The bright conservatory overlooks the lawned rear garden and provides access to the dining room, which could alternatively be used as a fourth bedroom, if required. There are three well-proportioned double bedrooms, all boasting brand new carpets and a white four piece family bathroom comprising of a double walk in shower, panel bath and vanity basin which is thoughtfully placed for ease with a useful airing cupboard providing additional storage. The fitted kitchen offers ample storage options, including a handy pantry, while new vinyl flooring continues through the rear hall and utility area which includes space for several appliances. Access through the side entrance door leads to a separate room housing the boiler.

Further benefits include internal access to the garage via a sliding door, alongside a remote-controlled electric roller door to the front. There is also a fantastic bonus loft space, accessed via a pull-down ladder and boarded to provide excellent additional storage.

Externally, the property boasts a generous plot, with access down both sides of the bungalow. A spacious driveway provides parking for multiple vehicles, while the rear garden offers a lovely combination of a paved patio area, perfect for outdoor entertaining, and a lawned garden, ideal for relaxing and enjoying the outdoors.

Don't miss this amazing opportunity to own a detached bungalow in the heart of Congleton. Call Carters now on 01782 470391.

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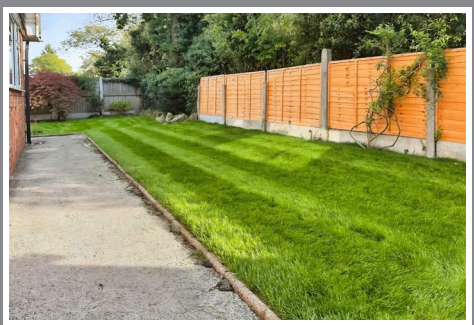


Entrance Hall
14'4" x 9'10" (4.37m x 3.00m)
Composite door to the front elevation. UPVC double glazed window to the front elevation.
Access to the shower room. Two radiators. Laminate flooring.

Shower Room
UPVC double glazed window to the side elevation.
Newly fitted modern electric shower with aqua paneling. Pedestal wash hand basin. Mid-level toilet. Radiator. Tiled flooring.

Living Room
19'3" x 14'9" (5.87m x 4.50m)
UPVC double glazed window to the front elevation with fitted blinds.
Coving to the ceiling. Wall mounted lighting. Gas fireplace with tile surround and hearth. Wooden windows and doors give access through to the conservatory. Two radiators. TV point. Carpet.

Conservatory
19'2" x 7'3" (5.84m x 2.21m)
UPVC double glazed windows and French doors to the rear elevation.
Tiled flooring. Access into the dining room and living room.

Dining Room
11'2" x 10" (3.40m x 3.05m)
Wooden window to the side elevation.
Coving to the ceiling. Radiator. TV point. Laminate flooring.

Kitchen
13'9" x 9'8" (4.19m x 2.95m)
UPVC double glazed window to the side elevation.
Wooden style kitchen comprising of wall, base and drawer units and laminate work surfaces. Fully tiled walls.
Storage cupboard and pantry with shelving. Open access through to the utility room. Space for a washer and space for a fridge/freezer. Dishwasher included. Double electric oven and four ring gas hob. 1.5 stainless steel sink with a mixer tap and drainer. Radiator. Vinyl flooring.

Rear Hall
Wooden door to the side elevation.
Access via the side door to the outdoor boiler room. Access to the utility area and kitchen. Vinyl flooring.

Utility Area
8" x '5'9" (2.44m x '1.75m)
UPVC double glazed window to the side elevation.
Laminate work surfaces. Power and plumbing with space for appliances.

Bathroom
UPVC double glazed window to the side elevation.
Recessed ceiling down lights.
Extractor fan. Four piece white bathroom suite comprising of a walk in shower with aqua paneling, panel bath, vanity basin unit with storage and mid-level toilet. Partially tiled walls. Storage cupboard. Radiator. Tiled flooring.

Bedroom One
14'8" x 10'10" (4.47m x 3.30m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Radiator. TV point. Carpet.

Bedroom Two
14'5" x 10'3" (4.39m x 3.12m)
UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator. Carpet.

Bedroom Three
12'9" x 10'4" (3.89m x 3.15m)
UPVC double glazed window to the side elevation.
Coving to the ceiling. Radiator. Carpet.

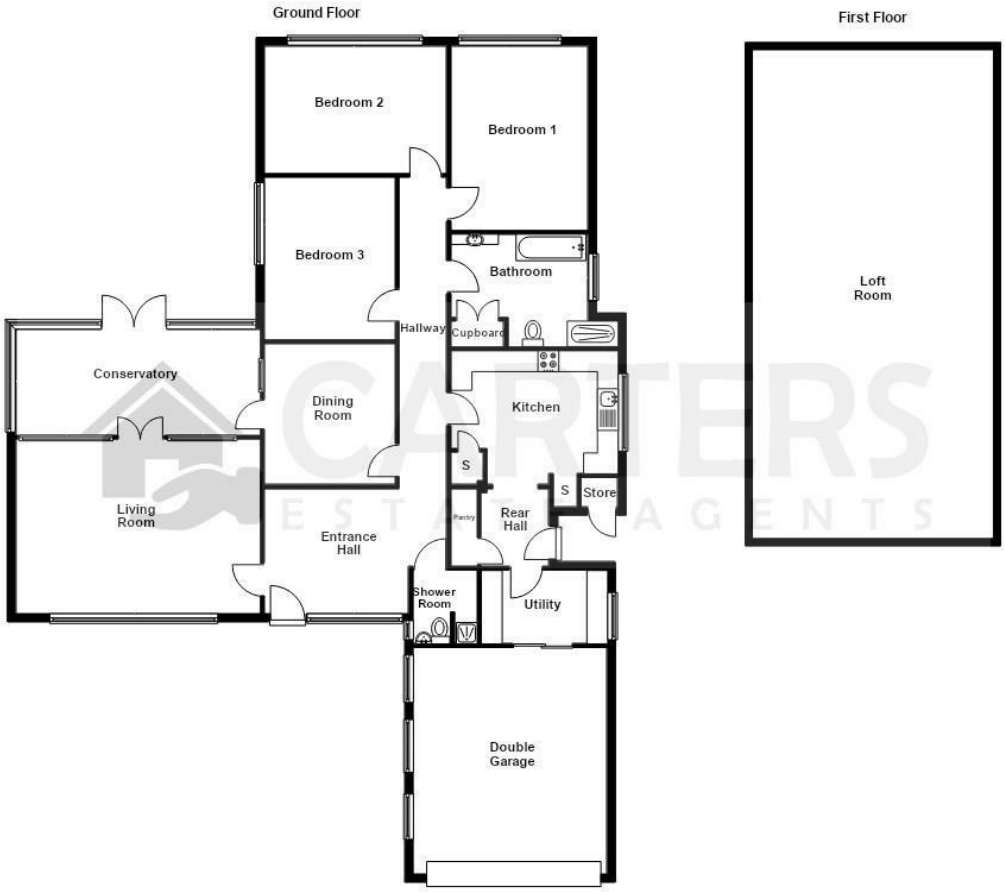
Loft Space
UPVC double glazed sky light.
Access from the ground floor via a pull down ladder. Lighting, Boarded.

Garage
17'1" x 15'9" (5.21m x 4.80m)
Electric remote controlled roller door to the front. Three UPVC double glazed windows to the side elevation.
Sliding door to the rear with access to the utility.

Externally
To the front is a block paved driveway with parking for several vehicles. Boarders with established plants and shrubs.
Access via side gates to the rear. Paved patio and garden laid to lawn at the rear. Borders with established plants and shrubs. Storage shed. Access to the boiler room.

Additional Information
Freehold. Council Tax Band F. 140 sq meters / 1507 sqft.
New boiler, radiators and pipework in 2021.

Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.


Ground Floor
First Floor
Bedroom 2
Bedroom 1
Bedroom 3
Bathroom
Hallway
Cupboard
Conservatory
Dining Room
Kitchen
S
S
Store
Living Room
Entrance Hall
Rear Hall
Shower Room
Utility
Double Garage
Loft Room









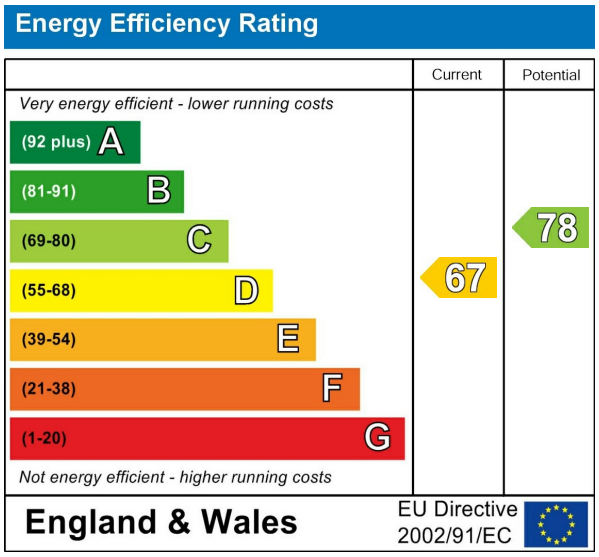
Road Map

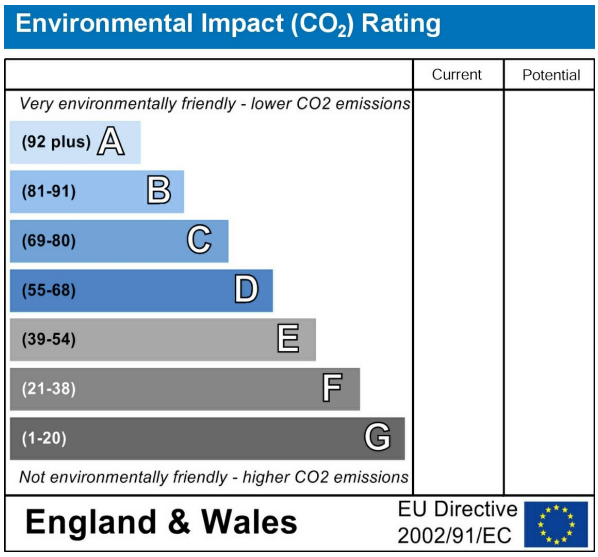


Hybrid Map



Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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