



STEPHENSON BROWNE

## Cumberland Road, Congleton

CW12 4PH



£395,000

## DESCRIPTION

An exceptional detached and extended four-bedroom bungalow, ideally positioned in the highly sought-after West Heath area of Congleton and offered for sale with no onward chain. Immaculately presented throughout, this spacious and versatile home is ready for immediate occupation, making it an ideal choice for a wide range of buyers, including families, downsizers, and those seeking flexible single-story living.

Inside, a welcoming entrance hall leads to a bright and generous lounge/dining room, perfect for both relaxing and entertaining. The stylish modern breakfast kitchen forms the heart of the home, while the contemporary bathroom features a sleek white suite with a separate shower. An additional WC provides extra convenience for family and guests, while integral access leads directly into the garage/utility area. Four double bedrooms offer excellent flexibility for family living, accommodating guests, or home working.

Externally, the property continues to impress with a substantial driveway offering ample off-road parking, leading to the attached garage with electric door. The enclosed rear garden is a real highlight, enjoying a landscaped design with a paved seating area, lawn, mature planting and greenery with established borders ideal for outdoor dining and relaxation.

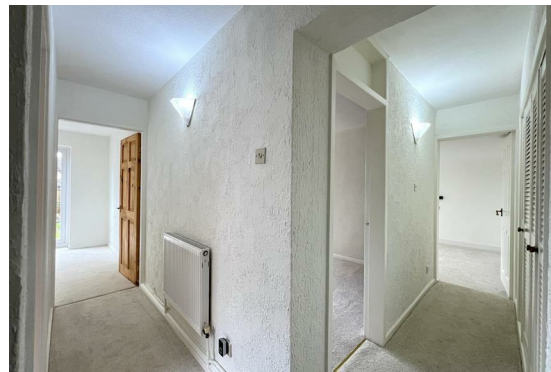
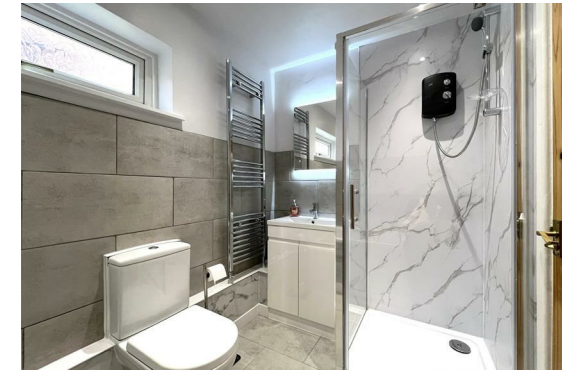
The location is superb, just a short walk from highly regarded schools including The Quinta, Blackfirs, and Congleton High Academy. West Heath Shopping Centre is close at hand, providing a wide range of everyday amenities, while Astbury Mere offers excellent nearby leisure space.

Congleton town centre is also within easy reach, boasting a vibrant mix of shops,



restaurants, and leisure facilities. For commuters, there is convenient access to the M6 (approx. 6 miles), Manchester Airport (approx. 17 miles), and improved road links via the Congleton Link Road.

A fantastic opportunity to acquire a spacious, move-in ready home in a prime location. Early viewing is highly recommended.



# ROOM DESCRIPTIONS

## Entrance Porch

Access to the integral garage and door through to the lounge.

## Lounge

16'0" x 11'7"

UPVC double glazed bow window to the front elevation. Feature exposed brick fireplace with tiled hearth. Three wall light fittings. Double panel central heating radiator. Power points. Open through to:

## Dining Area

10'4" x 10'0"

Light tube. Feature exposed brick fireplace with tiled hearth. Single panel central heating radiator. Power points.

## Breakfast Kitchen

22'3" x 7'3"

Fitted with a range of modern shaker-style wall and base units with grey wood-effect work surfaces incorporating a stainless steel 1.5 bowl sink with mixer tap. Built-in four-ring electric hob with double oven and grill beneath, plus extractor hood above. Integrated fridge and freezer. Dual aspect UPVC double glazed windows. Power points. Contemporary wall-mounted radiator. UPVC double glazed door to the side.

## Garage / Utility

17'1" x 11'7"

Electric roller shutter door. Power and lighting. Single panel radiator. Wall-mounted Baxi combi boiler. Space and plumbing for washing machine. Belfast sink with hot and cold taps.

## Inner Hall

Access to all rooms. Single panel central heating radiator. Two built-in double cloak cupboards.

## Bedroom One

14'6" x 10'10"

UPVC double glazed window to the rear. Three wall light points. Single panel central heating radiator. Power points.

## Bedroom Two / Sitting Room

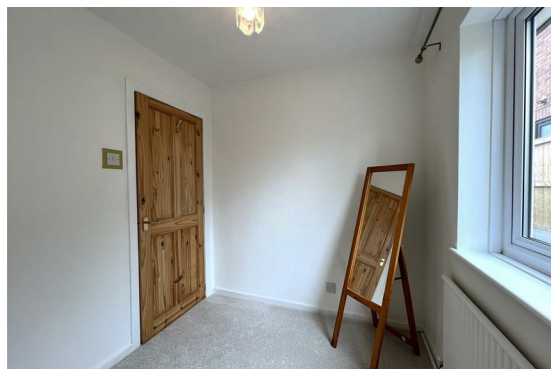
10'0" x 9'4"

UPVC double glazed French doors opening to the rear garden. Single panel central heating radiator. Power points.

## Bedroom Three

11'11" x 8'2"

UPVC double glazed window to the rear. Single panel central heating radiator. Power points.



### **Bedroom Four**

8'0" x 6'11"

UPVC double glazed window to the side. Single panel central heating radiator. Power points.

### **Bathroom**

8'5" x 5'6"

Modern white suite comprising low level WC, vanity wash hand basin, and panelled bath with mixer shower. Separate shower cubicle with glass screen and electric shower. Chrome heated towel rail. Grey tiled flooring. High-level UPVC double glazed window to the side. Inset low voltage downlights.

### **WC**

UPVC double glazed window to the side. White suite including low level WC and vanity wash hand basin. Double panel central heating radiator. Grey tiled floor.

### **Externally**

To the front, a block paved driveway provides off-road parking for two to four vehicles, alongside established lawned gardens. To the rear, a full-width paved terrace overlooks the well-maintained garden, featuring shaped lawns, well-stocked borders, and mature trees, all enclosed by timber fencing, with the added benefit of a cold water tap and side access to the front.

### **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?**

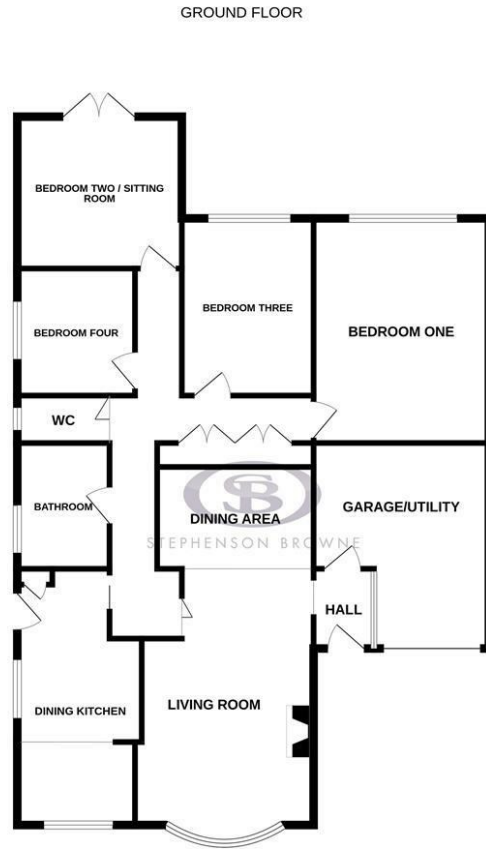
For a FREE valuation please call or e-mail and we will be happy to assist.

### **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.



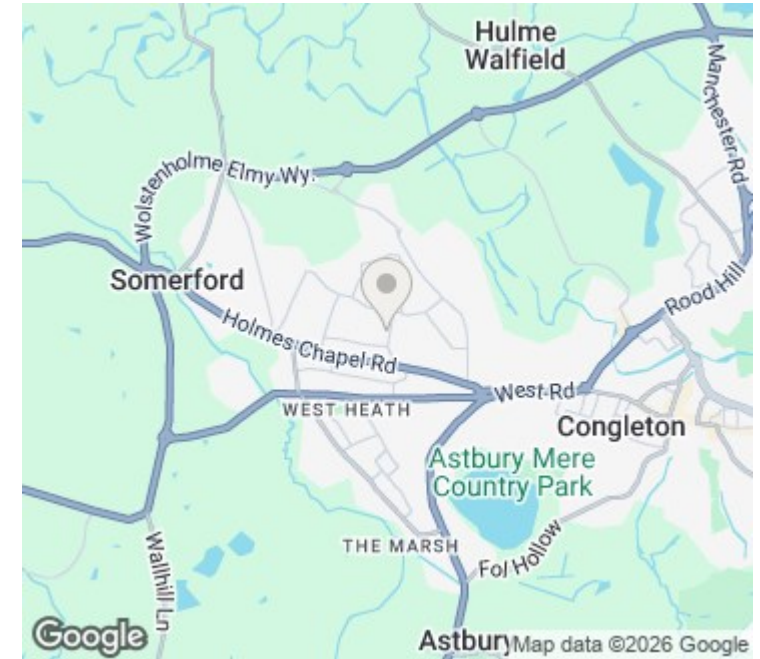
# Floorplans



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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. Made with Metropix ©2026

# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)