



50 Sandbach Road, Congleton, CW12 4LW

£400,000

- Spacious Detached Bungalow
- Well Appointed Breakfast Kitchen
- Generously Proportioned & Versatile Throughout
- No Upward Chain
- Three Good Size Bedrooms
- Jack and Jill Bathroom & Separate WC
- Impressive Rear Garden & Garage
- Substantial Open Plan Lounge Diner
- Well Located & Highly Regarded Position Of West Heath
- Upsize Potential Subject To Planning

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Positioned within a highly regarded non-estate setting in West Heath, this spacious 3 bedroom detached bungalow enjoys a privileged position just off the main road via a quiet no-through slip road, offering both accessibility and a welcome sense of privacy. Conveniently placed within easy reach of local West Heath shopping amenities, this is a home that balances practicality with long term lifestyle appeal.



Council Tax Band: E



The accommodation is generously proportioned throughout, presenting a compelling opportunity for both immediate occupation and future enhancement. Of particular note is the substantial open plan lounge diner, featuring a full width front facing window and defined dining area. This space lends itself exceptionally well to reconfiguration, offering clear scope to create a contemporary open-plan kitchen / dining / living hub, very much in line with current market demand.

The breakfast kitchen is well appointed with a range of modern units and integrated appliances, including a Neff combination oven and induction hob, alongside dual aspect windows that provide excellent natural light. A side entrance door adds further day-to-day convenience and access to the garage and carport.

There are three well proportioned bedrooms, two of which benefit from fitted wardrobes. The principal bedroom enjoys direct access to a stylish Jack and Jill bathroom, fitted with a Villeroy & Boch suite, incorporating both a panelled bath and separate walk-in shower, delivering a high-quality finish. A separate cloakroom / WC serves the remaining accommodation.

Externally, the property continues to impress. To the front, a block paved driveway provides ample off-road parking, leading to a covered carport and detached garage with power and lighting. The frontage is complemented by lawned gardens with established lavender borders, creating a welcoming first impression.

The rear garden is a standout feature, generous in size, thoughtfully divided into sections, and enjoying a high degree of privacy. Predominantly laid to lawn, with a further defined area hosting a variety of fruit trees, this outdoor space offers both immediate enjoyment and potential for further landscaping or extension (subject to necessary consents).

In summary, this is a well located and versatile bungalow which has strong fundamentals and clear upside potential, ideal for buyers seeking single storey living with the flexibility to add value over time. Offered for sale with no upward chain.,

Entrance Hall

10'2" x 6'3"

extending to 6.29 to inner hallway. Having a UPVC double glazed front entrance door, with

obscured glazed panel with matching side panel. Radiator, inner hallway having storage cupboard with hanging rail and separate airing cupboard, housing hot water cylinder. Access to loft space.

Cloaks

Having a low level W.C, wash hand basin, chrome heated towel radiator. UPVC double glazed obscured window to the front aspect.

Open plan Lounge Diner

14'9" x 15'8"

extending to 7.39m. Having a full width UPVC double glazed window to the front aspect. Radiators, feature polished stone fireplace having a gas coal effect fire. Defined dining area having a UPVC double glazed window to the side aspect, internal glazed window through to the kitchen.

Breakfast Kitchen

11'10" x 11'1"

Having a range of modern wall mounted cupboard and base units, with fitted worksurface over incorporating a Franke single drainer stainless steel sink unit, with mixer tap over. Range of quality integral appliances, including Hotpoint washing machine, Neff combination oven and grill with hide and slide door feature, matching induction hob with touch controls and extractor fan over. Integral Hotpoint fridge and freezer. UPVC double glazed dual aspect windows to the rear and side, composite side entrance door with obscured glazed panel, tiled effect flooring, recessed LED lighting to ceiling.

Bedroom One

11'11" x 11'5"

plus wardrobes, having fitted modern wardrobes with sliding door. UPVC double glazed window to the rear aspect, radiator. Access through to Jack and Jill bathroom.

Jack and Jill Bathroom

11'3" x 6'7"

Having a fitted bathroom suite including countertop, Villeroy & Boch sink with storage cupboard below, incorporating Villeroy and Boch WC with concealed cistern and fitted worksurface over. Panelled bath with corner set mixer tap, separate walk in shower cubicle, having a thermostatically controlled shower. Tiled floors and walls, recessed LED lighting and

extractor fan to ceiling. Heated towel radiator, UPVC double glazed obscured window to the rear aspect. Access to airing cupboard. Additional door to adjoining bedroom.

Bedroom Two

13'3" x 13'0"

Having a UPVC double glazed window to the rear aspect, overlooking the gardens, radiator. Modern wardrobes with sliding doors and central sliding mirror door.

Bedroom Three

10'1" x 9'3"

Having a UPVC double glazed window to the front aspect, radiator.

Externally

To the front of the property there are lawned gardens, having feature lavender borders and blocked paved pathway to the perimeter, extending to a block paved driveway, also giving access to a covered carport and the detached garage.

Garage

18'11" x 11'4"

Having windows to the rear and sides, electric light and power. Metal up and over door, wooden side entrance door.

Rear Garden

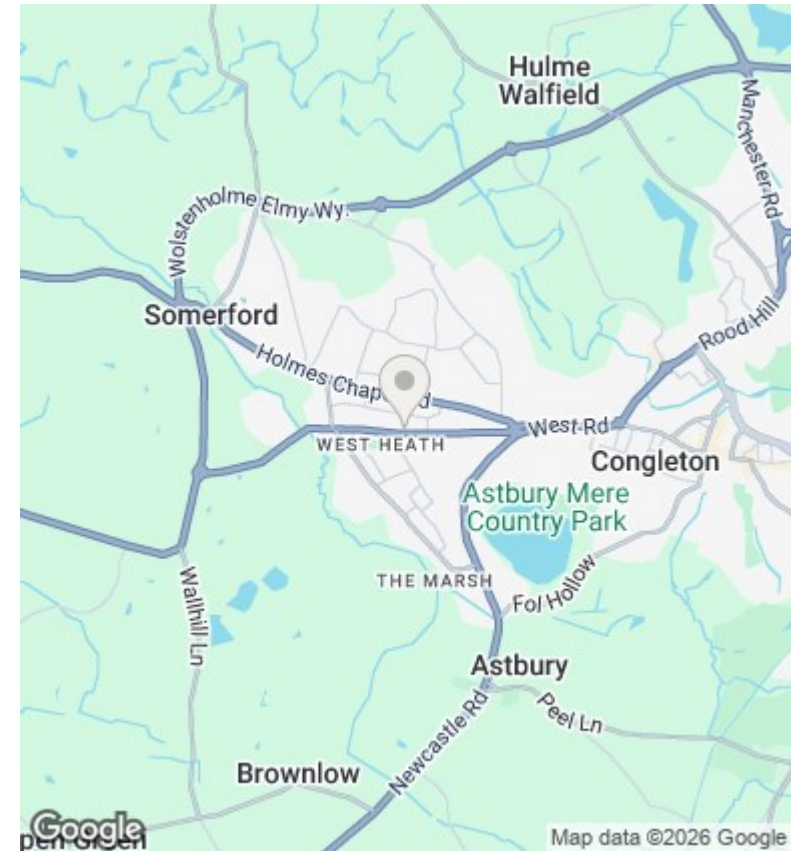
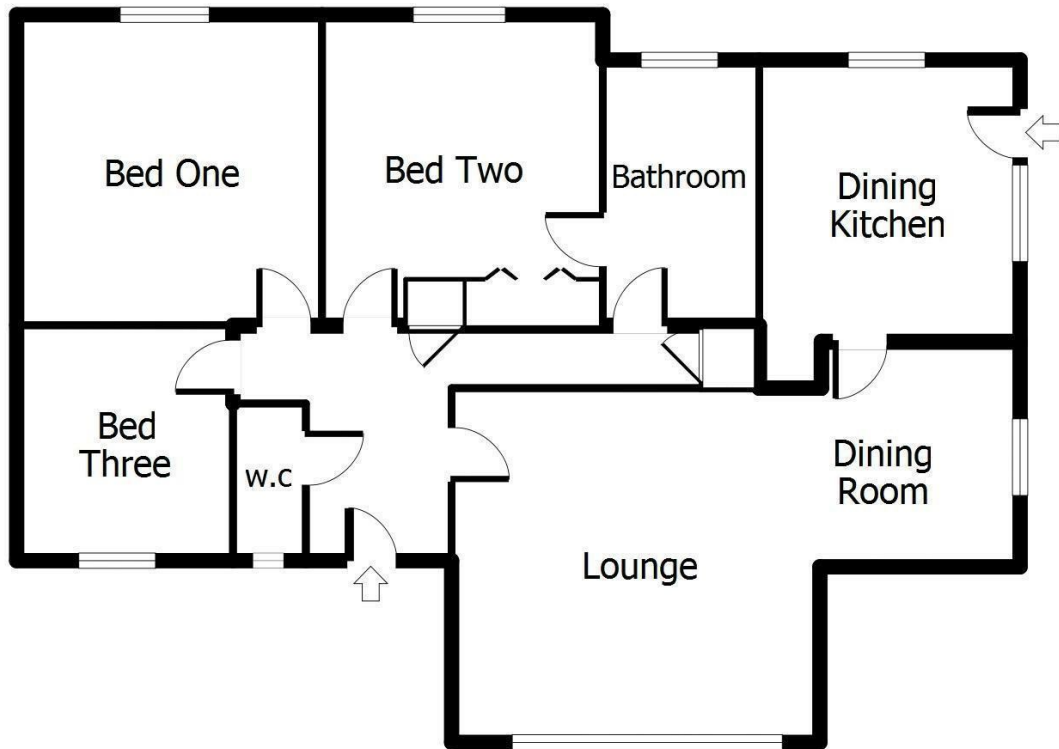
Good sized rear garden, laid to lawn divided into two sections having a defined rear area with a range of fruit trees. Enclosed via timber fencing enjoying a good degree of privacy.

AML REGULATIONS

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Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

E

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |