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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Garich

Windsor Place, Congleton,
Cheshire CW12 3ET

Selling Price: Offers in Excess of £450,000

- SUBSTANTIAL DETACHED BUNGALOW
- QUIET AND LITTLE KNOWN CUL DE SAC OFF THE HIGHLY REGARDED PARK LANE AREA
- WALKING DISTANCE OF CONGLETON TOWN CENTRE AND RAILWAY STATION
- GENEROUS PLOT WITH MATURE FRONTAGE AND SOUTH FACING REAR GARDEN
- DRIVEWAY PARKING TO THE FRONT PLUS GARAGE AND ADDITIONAL PARKING AT THE REAR
- PVCU DOUBLE GLAZING AND GAS CENTRAL HEATING
- THREE BEDROOMS AND VERSATILE LIVING ACCOMMODATION
- MODERN SHOWER ROOM
- MUST BE VIEWED TO APPRECIATE

FOR SALE BY PRIVATE TREATY (Subject to contract)

MUST BE VIEWED TO APPRECIATE

A well-proportioned detached bungalow on a generous, south-facing plot, tucked away in a discreet cul-de-sac just off Park Lane.

Garich is a particularly well-maintained and thoughtfully improved detached bungalow, originally constructed in the 1970s, standing within a large and established plot in a discreet cul-de-sac setting just off the sought-after Park Lane locality.

The property is set back from the road behind a mature hedge, with a tarmac driveway sweeping around a central island flower bed to provide ample off-road parking.

To the rear, the garden enjoys a sunny south-facing aspect, with a paved patio leading onto a lawned garden. A large single garage and additional hardstanding are positioned at the top of the plot, accessed via Highcroft Avenue.

Internally, the accommodation is both spacious and adaptable, benefitting from PVCu double glazing and gas-fired central heating via a Worcester boiler. The layout comprises an internal porch leading into a generous lounge with patio doors opening onto the garden. An inner hallway gives access to a large dining kitchen with seating area, a separate utility room, WC, three well-proportioned bedrooms, and a modern shower room.

Windsor Place is ideally positioned for convenient access to Congleton town centre, High Town and Congleton railway station, all within comfortable walking distance. High Town offers a range of shops, public houses and everyday amenities, while Congleton itself provides an excellent blend of independent and high-street retailers, well-regarded schooling, and a strong community atmosphere. The town benefits from a vibrant cultural and leisure scene including the Daneside Theatre, regular markets and craft fairs, the popular Jazz & Blue Festival, and attractive open spaces such as Astbury Mere Country Park. A broad selection of restaurants, cafés and bars ensures the town caters well to modern family life, alongside essential services including medical facilities and a local hospital.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

PORCH 9' 6'' x 5' 3'' (2.89m x 1.60m) : Radiator. Single power points. Laminate floor. Double door to large cloaks cupboard. Door to:

LOUNGE 19' 8'' x 12' 9'' (5.99m x 3.88m) : PVCu double glazed opaque oval window to side aspect. Large aluminum framed sliding patio window to rear garden. Feature fireplace with inset living flame gas fire. Coving to ceiling. 13 Amp power points. Television aerial point. Two radiators.

INNER HALL : Access to other rooms. Double doors to storage cupboard. Two radiators. 13 Amp power points. Laminate flooring. Access to roof space with pull down ladder. Part boarded with lighting.

DINING KITCHEN/SITTING AREA 28' 10'' x 11' 10'' (8.78m x 3.60m) : Three PVCu double glazed bow style windows. Downlighters to ceiling. Luxury fitted kitchen with central breakfast bar island with built-in hob and pop up extractor. Integrated oven and coffee machine. Space for American style fridge and dishwasher. Single drainer sink. 13 Amp power points. Two radiators. Laminate floor.

UTILITY 11' 9'' x 5' 6'' (3.58m x 1.68m) : Fitted with base unit and inset stainless steel bowl. Plumbing and space below for washing machine. Tiled splashbacks. Tiled floor. 13 Amp power points. Double doors to deep fitted cupboard. PVCu double glazed door to outside. Door to W.C.

CLOAKROOM : PVCu double glazed opaque window. White suite comprising W.C. and wash hand basin set in vanity unit. Heated towel rail/radiator. Wall mounted Worcester gas central heating boiler. Tiled floor.

BEDROOM 1 15' 3'' x 8' 9'' (4.64m x 2.66m) to wardrobe door : PVCu double glazed window to two aspects. Full length fitted wardrobes with matching dressing table. Two radiators. Television aerial point.

BEDROOM 2 11' 8'' x 10' 0'' (3.55m x 3.05m) : PVCu double glazed window. Radiator. 13 Amp power points. Fitted double wardrobe.

BEDROOM 3 11' 8'' x 8' 0'' (3.55m x 2.44m) : PVCu double glazed window. Radiator. 13 Amp power points. Fitted double wardrobe.

SHOWER ROOM 7' 9'' x 6' 6'' (2.36m x 1.98m) : PVCu double glazed opaque window. White modern suite comprising of large shower enclosure, smart low level W.C., which also doubles as a bidet and wash hand basin set in vanity unit. Chrome towel rail/radiator. Fully tiled walls and floor with under floor heating.

Outside :

FRONT : Enclosed by well maintained hedging with circular tarmac drive with central shrubs and bush bed. Path with brick arch to side leading to main entrance door. Fitted gate leading to the rear garden. A path to the side of the property leads to a gate and another path the opposite side leads onto the rear garden. Outside tap. Lighting.

GARAGE 17' 3'' x 12' 0'' (5.25m x 3.65m) : Up and over door. Side pedestrian door and window overlooking rear garden.

REAR : Fully enclosed by well maintained hedges. Patio with glass canopy over and steps up to the rear lawn. Path to the rear of the garage. Separate steps up to the gate leading to the rear parking hardstanding for two cars and giving access to the garage.

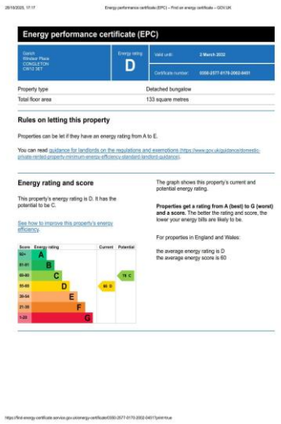
TENURE : Freehold (subject to solicitors verification).

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

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

TAX BAND: E LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 3ET



Energy performance certificate (EPC)

Dwelling
Windsor Place
CONGLETON
CW12 3ET

Energy rating: D
Valid until: 2 March 2032
Certificate number: 0580-2577-8170-2062-8401

Property type	Detached bungalow
Total floor area	133 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).

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.

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