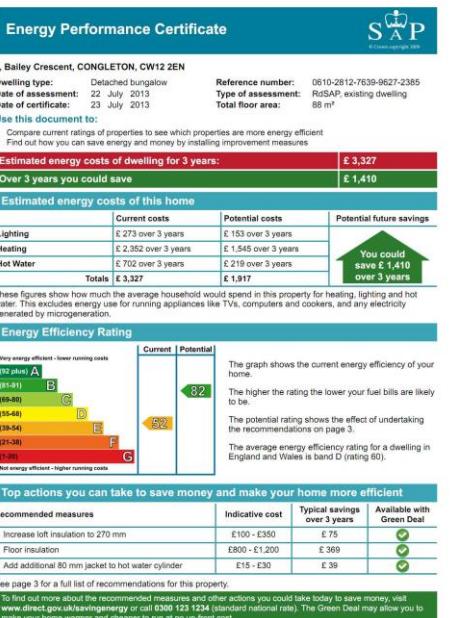
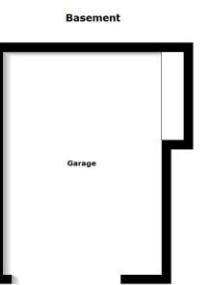
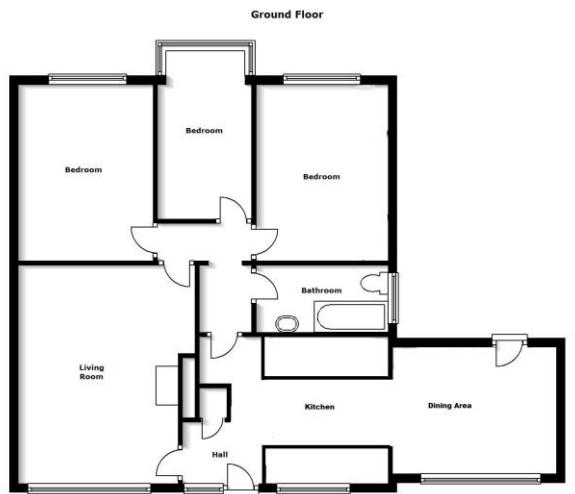




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IN CONGLETON

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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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www.timothyabrown.co.uk

Greenbank, 5 Bailey Crescent,
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Offers in Excess of £275,000

- 3 BEDROOM DETACHED BUNGALOW IN ELEVATED POSITION
- GENEROUS NATURAL LIGHT FILLED LOUNGE WITH LARGE WINDOW TO FRONT
- RECENTLY UPDATED FITTED KITCHEN IN FASHIONABLE GREY
- LARGE ATTACHED GARAGE
- EXTENSIVE PRIVATE DRIVEWAY
- ENCLOSED NON OVERLOOKED GENEROUS LANDSCAPED GARDENS
- PRIME BUGLAWTON AREA

SPLENDIDLY SITUATED IN AN ELEVATED POSITION - A THREE BEDROOM DETACHED BUNGALOW BLESSED WITH GENEROUS AND MATURE GARDENS. BORDERING ON AN AREA OF OPEN COUNTRYSIDE AND CLOSE TO LOCAL CONVENIENCES AND REPUTABLE SCHOOLS.

Entrance vestibule, sitting room, recently updated fitted kitchen opening to dining area, three bedrooms and modern bathroom. Extensive private driveway, and large attached garage. Enclosed non-overlooked landscaped gardens enjoying far reaching views.

PRIME BUGLAWTON AREA. WITHIN CATCHMENT OF COMMENDABLE PRIMARY AND SECONDARY SCHOOLS. EXCELLENT ACCESS TO MACCLESFIELD, BUXTON AND LEEK.

On entering, the entrance vestibule opens into the modern kitchen fitted with an extensive range of hi gloss units in fashionable grey, which in turn flows naturally into the separate dining area. The lounge is very generous, with large window to the front and contemporary fireplace. From the inner hall are three good sized bedrooms (each with an aspect over the private rear gardens), and completing the accommodation is the family bathroom, fitted with a crisp white suite with shower over the bath.

The bungalow sits in a elevated position with low maintenance gardens, patios and barbecue area to the rear, with the top terrace taking advantage of far reaching views over Congleton roof tops and beyond to Congleton Edge and Mow Cop. To the front the bungalow is set back from the road behind a rising

pathway of long low easily manageable steps which lead to a balcony to the front entrance, which overlooks the lawned and tiered front gardens. In addition there is a private driveway for at least two vehicles and a large attached garage.

Located in the prime Buglawton area, with open countryside and canalside walks on its doorstep. Within easy walking distance of a well established convenience store, offering an array of groceries and home essentials, together with being in the catchment area of the reputed Havannah and Buglawton Primary Schools.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed door to:

RECEPTION AREA : PVCu double glazed window to front aspect. Low voltage downlighters inset. Deep recessed cloaks cupboard.

LOUNGE 16' 4" x 11' 11" (4.97m x 3.63m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Pebble effect electric fire set on quartz effect hearth and matching fire surround.



KITCHEN 11' 0" x 10' 10" (3.35m x 3.30m): PVCu double glazed window to front aspect. Extensive range of hi gloss contemporary style eye level and base units in grey having quartz effect preparation surfaces over with glass and stainless steel single drainer sink unit inset. Integrated dishwasher. Space for fridge/freezer. 13 Amp power points. Contemporary style space saver radiator. Space for dual fuel range cooker with stainless steel splashback and contemporary stainless steel and glass extractor hood. Large squared off opening to:

DINING AREA 12' 0" x 8' 11" (3.65m x 2.72m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Contemporary style central heating radiator. 13 Amp power points. Space and plumbing for washing machine. PVCu double glazed door to outside rear.

INNER HALLWAY : 13 Amp power points. Doors to bedrooms, bathroom and lounge. Access via a retractable ladder to partly boarded loft with light.

BATHROOM : PVCu double glazed window to side aspect. Modern white suite comprising: low level w.c., wall hung wash hand basin with chrome mixer tap and drawers beneath. Panelled bath having thermostatically controlled mains fed shower over. High level built in storage over sink area. Matt finished white tiles to splashbacks. Chrome centrally heated towel radiator. Fully tiled walls.

BEDROOM 1 REAR 13' 2" x 9' 8" (4.01m x 2.94m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 13' 2" x 10' 0" (4.01m x 3.05m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 13' 5" x 6' 10" (4.09m x 2.08m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

Outside :

FRONT : The front garden is landscaped with tiers of stone bound flower borders. A central pathway rises to a timber decked balcony which leads to the front door. Lawned gardens are found to the right, bounded with timber lapped fencing. A double width driveway for at least two vehicles terminates at the attached garage with hardstanding providing an area for additional parking.

ATTACHED GARAGE 16' 4" x 12' 0" (4.97m x 3.65m) Internal Measurements: Up and over door. Cold water tap. Power and light.

REAR : Immediately adjacent to the rear of the property is a private paved terrace area. The main rear garden is offered with a level paved terrace with steps leading up to further tiered paved terraces with the top section being a particular sun trap, and enjoys extensive views over Congleton roof tops and beyond towards Mow Cop and Congleton Edge. To the right hand of the property is a useful store area and space for a garden shed.

TENURE : Freehold (subject to solicitors' verification).

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

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

LOCAL AUTHORITY: Cheshire East **TAX BAND:** D

DIRECTIONS: From our office proceed along West Street bear right into Antrobus Street and then left into Mill Street. Upon reaching the roundabout take the third exit onto Mountbatten Way, continue straight across the first set of traffic lights, take the first exit at the next roundabout onto Moor Street which becomes Willow Street and then Brook Street and finally Buxton Road, taking the second turning on your right into Old Buxton Road, left at the mini roundabout, and then second right into Bailey Crescent where number 5 will be found on the left hand side.

