



BRITISH
PROPERTY
AWARDS
2018 & 2019

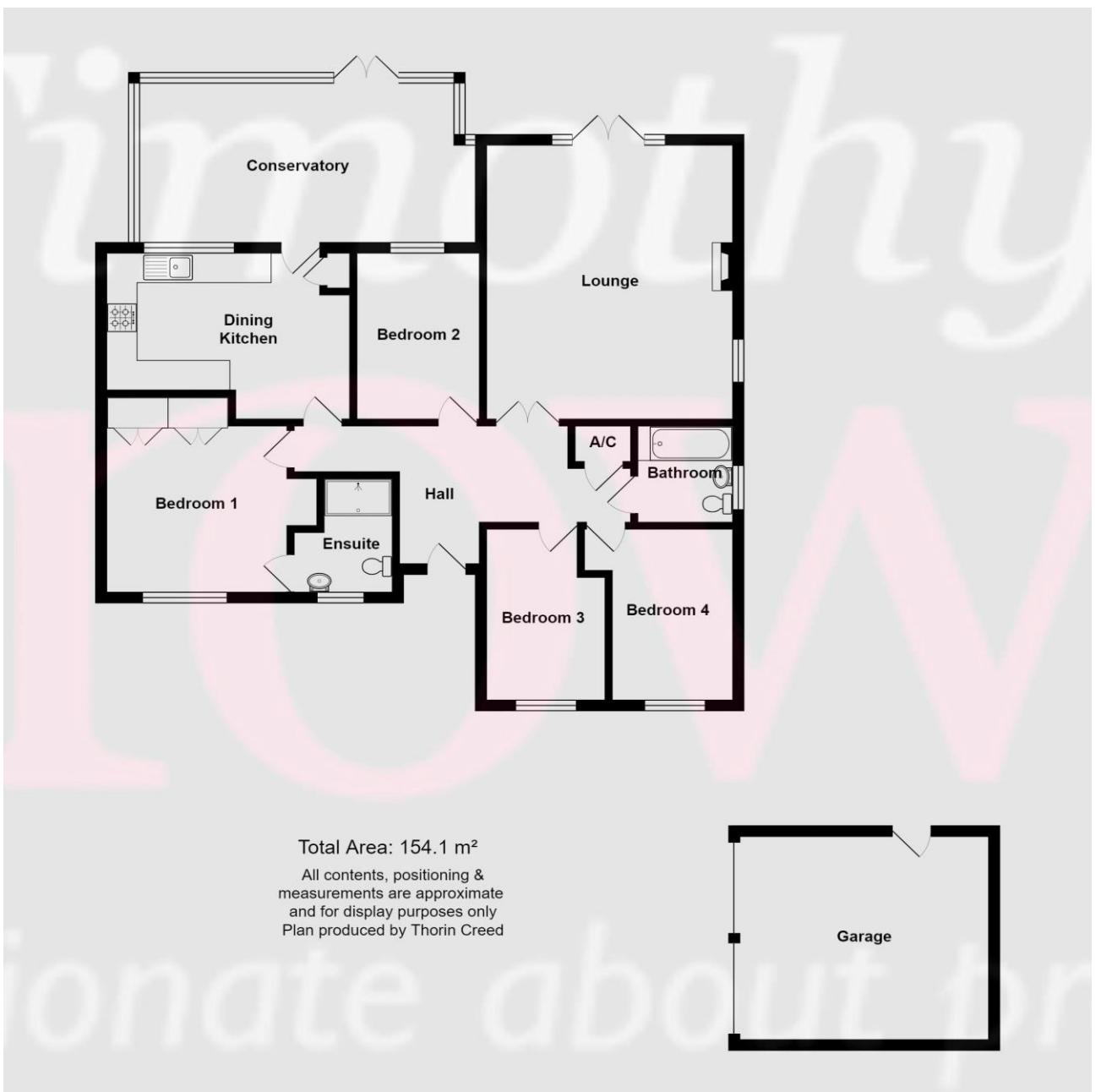
★★★★★
GOLD WINNER

ESTATE AGENT
IN CONGLETON

Timothy a
brown



AWARDED FOR
MARKETING | SERVICE | RESULTS



Total Area: 154.1 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
brown

www.timothyabrown.co.uk

16 Atkin Close
Congleton, Cheshire CW12 4WJ

Offers in Excess of £460,000

- WELL PRESENTED MODERN DETACHED BUNGALOW
- DINING KITCHEN
- SPACIOUS LOUNGE & CONSERVATORY
- FOUR BEDROOMS & TWO BATHROOMS
- DOUBLE WIDTH DRIVEWAY & DOUBLE GARAGE
- LARGE PRIVATE ENCLOSED GARDEN
- POPULAR AREA OF WEST HEATH

A MODERN FOUR BEDROOM DETACHED BUNGALOW WITH THE ADDED BENEFIT OF A CONSERVATORY WITH THOUGHTFULLY PLANNED SPACIOUS ROOMS. LARGE PRIVATE ENCLOSED GARDENS. SMALL CUL DE SAC POSITION. WEST HEATH AREA.

Four bedrooms, large lounge with french doors opening into the rear garden, conservatory, dining kitchen, bathroom, en suite, detached double garage, double width driveway and large private enclosed rear garden.

Situated on a modern popular development in a small cul-de-sac, this detached bungalow offers versatile accommodation and generous room proportions all of which is complimented with full PVCu double glazing and gas central heating.

Walking distance of the reputable primary and secondary schools. The shopping precinct and Tesco Express conveniently located closeby. Located in the sought after residential area of West Heath within walking distance of the town centre and being close to the refurbished West Heath shopping centre which provides supermarket, restaurants, public house and other retail shops.

Virtually immediate access on to the main arterial route to the M6 motorway, which lies 6 miles to the west, and Manchester Airport is

approximately 17 miles north and again easily accessed by road.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite lead light front door to hall.

HALL : Coving to ceiling. Single panel central heating radiator. Door to store cupboard. Access to roof space via pull down ladder. Laminate floor. Doors to principle rooms. Double door to lounge.

LOUNGE 18' 8" x 16' 0" (5.69m x 4.87m) : PVCu double glazed window to side aspect. PVCu double french style doors to rear patio. Feature fireplace with inset electric fire. 13 Amp power points. Sky point. Television aerial point.

CONSERVATORY 22' 0" x 10' 9" (6.70m x 3.27m) : Brick and PVCu double glazed under a polycarbonate roof. Double french style doors to patio and rear garden.

KITCHEN DINER 16' 0" x 11' 3" (4.87m x 3.43m) : PVCu double glazed window. Door to conservatory. Fully fitted with matching base and eye level units with laminated surfaces. Tiled splashbacks. Gas hob with double oven below and extractor above. Integrated fridge/freezer. Space and plumbing for washing machine. One and a half bowl single drainer stainless steel sink with mixer tap. Central heating boiler with programmer. Single panel central heating radiator. 13 Amp power points. Tiled floor. Pantry cupboard.

BEDROOM 1 FRONT 12' 0" x 11' 1" (3.65m x 3.38m) to wardrobe doors plus recess door to ensuite : PVCu double glazed window. Single panel central heating radiator. Double fitted wardrobes.

EN SUITE : PVCu double glazed opaque window to front. White suite comprising double sized shower enclosure, low level W.C. and pedestal wash hand basin. Partly tiled walls and floor. Chrome heated towel rail/radiator. Extractor fan.

BEDROOM 2 REAR 11' 3" x 8' 0" (3.43m x 2.44m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 11' 8" x 7' 9" (3.55m x 2.36m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 11' 7" x 7' 9" (3.53m x 2.36m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : PVCu double glazed opaque window to side aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with hand grips, shower oven and screen. Partly tiles walls. Tiled floor. Chrome heated towel rail/radiator. Extractor fan.

OUTSIDE :

FRONT : Long tarmac drive terminating at the garage. Laid to lawn with evergreen shrub beds. To the right side of the property is a gate and wide area leading to the rear pedestrian garage door and rear garden. To the left side is a path and gate to the rear.

GARAGE 17' 1" x 16' 3" (5.20m x 4.95m) : Brick and tile constructed with two up and over doors. Power and light. 13 Amp power points.

REAR : Fully enclosed by timber fence panels with patio area leading on to the lawn with yellow river bed stone borders.

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

TENURE : Freehold (subject to solicitors verification).

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

TAX BAND: E

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 4WJ

8/3/22, 1:08 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

18 Alter Close COTTON, STOKE CW12 4WJ	Energy rating	C
Detached bungalow	Valid until	28 August 2023
Total floor area	Certificate number	7409-3819-6209-4902-4204
109 square metres		

Property type
Detached bungalow

Total floor area
109 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidelines for landlords on the regulations and assessment](#) [here](#) (www.gov.uk/government/collections/energy-efficiency-ratings-and-assessments).

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy performance.](#)

<https://www.energy-certificate.service.gov.uk/energy-certificate/7409-3819-6209-4902-4204>

