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# Timothy a brown

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**10 Swaledale Avenue**  
Congleton, Cheshire CW12 2BY

Selling Price: £350,000

- DECEPTIVELY SPACIOUS EXTENDED 3 BEDROOM DETACHED BUNGALOW
- LOUNGE, DINING ROOM, SITTING ROOM & GARDEN ROOM
- CAST IRON STOVE WITH BACK BOILER FOR ADDITIONAL HEATING
- UTILITY SHED WITH POWER, LIGHTING, WATER & PLUMBING
- FIRST TIME TO MARKET SINCE BUILT
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH FISH POND
- LONG DRIVEWAY & DETACHED GARAGE
- PRIME BUGLAWTON LOCATION – CLOSE TO COUNTRYSIDE & LOCAL AMENITIES

# FOR SALE BY PRIVATE TREATY (Subject to contract)

**\*\*NO CHAIN\*\***

Don't judge a book by its cover — this deceptively spacious bungalow is full of surprises.

From the front it appears to be a traditional detached bungalow, but step inside and you'll discover a thoughtfully extended home offering far more space and flexibility than first meets the eye.

Brought to market for the very first time since it was built, this is a rare opportunity to secure a versatile property in one of Congleton's most sought-after residential areas.

To the rear, a superb extension creates a bright sitting room and a charming garden room, complete with a cast-iron stove and back boiler — an additional, cosy heat source alongside the gas-fired central heating and PVCu double glazing.

The home is solidly constructed with brick elevations beneath a tiled roof, offering comfort and practicality in equal measure.

Outside, the property continues to impress. The front garden is neatly laid to lawn, with pathways leading to the rear and a long driveway providing excellent parking, finishing at the detached garage. The rear garden has been beautifully landscaped, featuring a delightful fish pond with pump system housed in one of the three sheds. Another shed has been cleverly converted into a



fully functioning utility room with power, lighting, hot and cold water, and plumbing for a washing machine. The remaining garden space is laid to lawn with well-kept borders and secure fencing.

Positioned in the ever-popular Buglawton suburb, the location is hard to beat. Open countryside and peaceful canalside walks are close by, while a handy convenience store, reputable primary schools (Buglawton and Havannah), and a welcoming local pub are all within easy reach. Commuting is simple too — Macclesfield is easily accessible, and Congleton railway station offers regular express services to Manchester and Stoke-on-Trent.

Congleton itself provides the best of both worlds: a vibrant nightlife with pubs, restaurants and fitness facilities, alongside fantastic outdoor pursuits including the nearby Peak District National Park. The town centre offers a great mix of independent shops and national retailers, including Marks & Spencer Simply Food, Tesco, butchers, florists, newsagents, chemists, doctors and dentists.

A unique, extended bungalow in a prime location — early viewing is strongly recommended.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE** : Open porch with composite front door to:



**HALL** : Radiator. Doors to bedrooms, bathroom and W.C. Double doors to lounge. Storage cupboards and cupboard with hot water cylinder.

**LOUNGE 15' 8" x 11' 10" (4.77m x 3.60m)**: Stone chimney breast with inset fireplace on Cornish slate hearth. Radiator. Hardwood double doors to garden room.

**DINING ROOM (OPEN PLAN) 9' 0" x 7' 6" (2.74m x 2.28m)**: Radiator. Access to sitting room and kitchen.

**SITTING ROOM 10' 3" x 9' 4" (3.12m x 2.84m)**: Hardwood double glazed window. Feature electric fireplace.

**GARDEN ROOM 9' 8" x 9' 0" (2.94m x 2.74m)**: Hardwood double glazed windows and door to garden. Cast iron stove with back burner which can work the central heating and hot water system in addition to the central heating boiler.

**KITCHEN 10' 0" x 8' 10" (3.05m x 2.69m)**: PVCu double glazed window and door to outside. Fitted with a range of timber style eye level and base units with laminated worktops having sink with drainer inset with mixer tap. Under unit fitted fridge and separate freezer, 5 ring gas hob with double oven below and extractor above. Tiled splashbacks.

**BEDROOM 1 FRONT 11' 11" x 9' 9" (3.63m x 2.97m)**: PVCu double glazed bow window. Coving to ceiling. Fitted bedroom suite comprising double wardrobes, chest of drawers and bed side lockers. Radiator.

**BEDROOM 2 FRONT 11' 0" x 8' 9" (3.35m x 2.66m)**: PVCu double glazed bow window. Coving to ceiling. Fitted bedroom suite comprising of two wardrobes and eye level cupboards. Radiator.

**BEDROOM 3 SIDE 8' 6" x 7' 11" (2.59m x 2.41m)**: PVCu double glazed bow window. Coving to ceiling. Fitted bedroom suite comprising wardrobe, eye level cupboards and drawers. Radiator.

**BATHROOM** : PVCu double glazed opaque window. White suite comprising: Pedestal wash hand basin and panelled bath with mixer shower tap. Half tiled walls. Radiator.

**SEPARATE W.C.** : PVCu double glazed opaque window. White low level W.C. Radiator.

**Outside** :

**FRONT** : Open plan lawn.

**SIDE** : Driveway providing parking for 2-3 cars terminating at the garage. Paths to either side with gates to the rear.

**REAR** : Fully enclosed garden. Landscaped lawn having pond with pump incorporated in a shed. A further timber constructed storage shed is behind the utility shed.

**GARAGE 17' 9" x 8' 0" (5.41m x 2.44m) internal measurements:** Up and over door, Rear PVCu double glazed window. Hot and cold water taps. Power and light. Wall mounted Glow-worm gas central heating boiler.

**UTILITY SHED** : Being used as a utility room. Plumbing for washing machine. Sink. Hot and cold water taps. Worktops and shelving. Power and light.

**TENURE** : Freehold (subject to solicitor's 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 Council

**TAX BAND**: D

**DIRECTIONS**: SATNAV CW12 2BY

