

Timothy a  
brown



## 61 Back Lane

Congleton, Cheshire CW12 4PY

Selling Price: £175,000

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- GENEROUS REAR GARDEN
- ATTACHED SINGLE GARAGE & EXTENSIVE DRIVEWAY
- MODERNISATION REQUIRED
- PRIME WEST HEATH LOCALITY
- NO CHAIN

## FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*WATCH OUR INTERACTIVE 360 VIRTUAL TOUR\*\*\*

NO UPWARD CHAIN A TRUE SEMI DETACHED BUNGALOW BRIMMING WITH POTENTIAL. MODERNISATION REQUIRED. POSSIBILITY TO EXTEND TO CREATE DORMER STYLE (subject to necessary consents). GENEROUS NON OVERLOOKED REAR GARDENS. DEEP DRIVEWAY. POSITIONED ON THE FRINGE OF THE PRIME WEST HEATH LOCALITY.

Entrance hall, fitted kitchen, lounge and shower room, TWO DOUBLE bedrooms. Attached single garage. Extensive driveway. Non overlooked rear gardens. Full gas central heating and PVCu double glazing.

Set back from the road, in the popular West Heath locality, within the catchment of primary schools such as The Quinta and Blackfirs, and Congleton High Academy, all literally within a few minutes' walk. Conveniently within the immediate vicinity is the West Heath Shopping Centre, offering the likes of ALDI, Subway, McColls, Indian and Chinese restaurants, fish and chip shop, hairdressers and vets to name but a few.

Virtually immediate access onto 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. Regular bus routes into Congleton town and to surrounding towns, such as Sandbach, Holmes Chapel and Macclesfield.

The area has been further enhanced with the recent completion of the new Congleton link road. The Congleton link road joins the A534 Sandbach Road (to

the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

### The accommodation briefly comprises

(all dimensions are approximate)

**FRONT ENTRANCE** : PVCu double glazed door to: Covered passage with single panel central heating radiator and PVCu double glazed door to rear garden. Timber panelled and glazed door to:

**HALL** : Single panel central heating radiator. 13 Amp power points. Access to roof space.

**LOUNGE 14' 3" x 11' 1" (4.34m x 3.38m)**: PVCu double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Living flame coal effect gas fire set on slate effect hearth.

**KITCHEN 10' 0" x 8' 10" (3.05m x 2.69m)**: PVCu double glazed window to front aspect. Range of medium oak fronted eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4-ring electric hob with electric oven/grill below and extractor hood over. Space and plumbing for washing machine. Space for fridge and freezer. Single panel central heating radiator. 13 Amp power points. Recessed cupboard with wall mounted Vaillant combi boiler.

**BEDROOM 1 REAR 12' 10" x 11' 1" (3.91m x 3.38m)**: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR 8' 10" x 8' 0" (2.69m x 2.44m)**: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**SHOWER ROOM 5' 5" x 5' 5" (1.65m x 1.65m)**: PVCu double glazed window to side aspect. White suite comprising low level W.C., pedestal wash hand basin and separate enclosed shower cubicle housing a mains fed shower. Chrome centrally heated towel radiator. Fully tiled walls.

### OUTSIDE :

**FRONT** : Block paved driveway for two cars and lawned garden to front.

**REAR** : Enclosed rear garden mainly laid to lawn encompassed with timber fencing.

**ATTACHED GARAGE 16' 8" x 7' 9" (5.08m x 2.36m) internal measurements**: Up and over door. Personal door. Power and light.

**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**

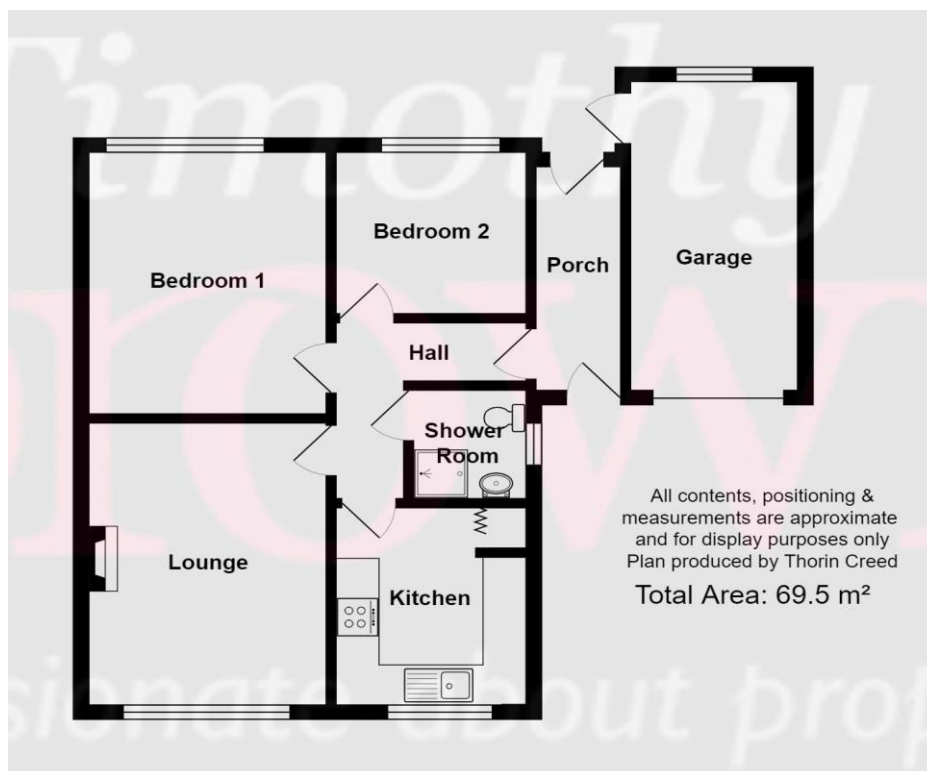
**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: B

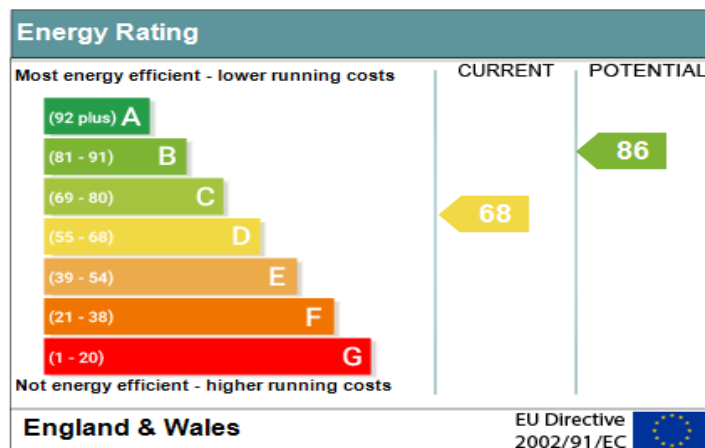
**DIRECTIONS**: From our office proceed along West Street continuing over the roundabout onto West Road. At the next roundabout take the third exit onto Holmes Chapel Road and then first right into Back Lane where the property will be found on the left hand side clearly identified by our For Sale board.







Address: 61 BACK LANE, CONGLETON, CW12 4PY  
RRN:



#### 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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