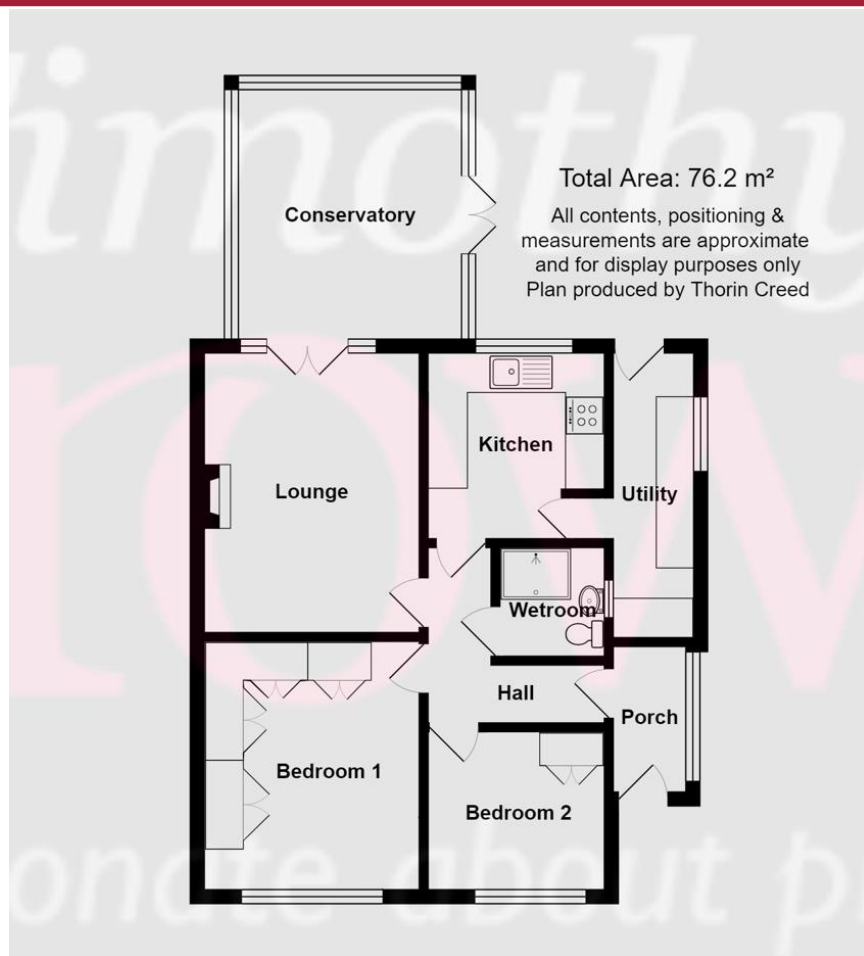


Timothy a brown



Energy performance certificate (EPC)		
34 Churchill Close CONGLETON CW12 4QU	Energy rating C	Valid until: 24 October 2032 Certificate number: 2832-0420-4209-0985-1222
Property type	Semi-detached bungalow	
Total floor area	62 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 efficiency rating for this property		
The graph shows this property's current and potential energy efficiency.		
Properties are given a rating from A (most efficient) to G (least efficient).		
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.		
For properties in England and Wales:		
the average energy rating is D the average energy score is 60		

Score	Energy rating	Current	Potential
92+	A		91-91
81-81	B		69-69
69-69	C	69	55-60
55-60	D		39-54
39-54	E		21-38
21-38	F		1-20
1-20	G		

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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Timothy a brown

www.timothyabrown.co.uk

34 Churchill Close,
Congleton, Cheshire CW12 4QU

Selling Price: £235,000

- READY TO MOVE INTO
- TASTEFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED BUNGALOW
- QUIET POSITION OVERLOOKING A PLEASANT GREEN AREA
- LIGHT AND AIRY LOUNGE WITH CONSERVATORY
- STYLISH MODERN KITCHEN WITH SEPARATE UTILITY ROOM
- TWO DOUBLE BEDROOMS & CONTEMPORARY WET ROOM
- ENCLOSED LOW-MAINTENANCE REAR GARDEN
- SINGLE GARAGE WITH TWO CAR DRIVEWAY NEARBY

READY TO MOVE INTO | TWO DOUBLE BEDROOMS | UPDATED INTERIOR| GARAGE & PARKING | CONSERVATORY & UTILITY

A tastefully presented two-bedroom semi-detached bungalow occupying a pleasant position overlooking a small green, situated in the highly regarded West Heath area.

Set back from the road within a quiet horseshoe of similar bungalows, the property offers well-presented and thoughtfully laid out accommodation, ideal for those seeking convenient single-storey living close to local amenities.

The accommodation briefly comprises: reception hall, a light and airy lounge featuring a coal-effect electric fire and French doors opening into the conservatory, which enjoys views over the rear garden. The stylish kitchen is fitted with a modern range of shaker-style units in sage green, incorporating a built-in hob, oven and integrated fridge and freezer. A useful utility room provides additional storage with space and plumbing for both a washing machine and tumble dryer.

There are two double bedrooms, both enjoying an outlook over the green to the front, along with a contemporary wet room fitted with a crisp white suite.



Externally, the property benefits from level lawned gardens to the front, abutting the attractive green area. To the rear is an enclosed, low-maintenance paved garden, offering ample space for outdoor seating and dining. A single garage, located just around the corner in a block of four, is included, with a parking space for two cars directly in front.

The property is conveniently located within walking distance of West Heath Shopping Centre and reputable local schools, with excellent road links providing easy access to the M6 motorway and Manchester Airport.

An early viewing is highly recommended to appreciate the position, presentation and convenience of this attractive bungalow.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

PORCH 7' 5" x 3' 8" (2.26m x 1.12m): PVCu double glazed window to side aspect. Single panel central heating radiator. PVCu double glazed door to:

L-SHAPED HALL : Single panel central heating radiator. 13 Amp power points. Access to roof space via a retractable ladder. Roof space is partially boarded with light and houses the Worcester gas central heating boiler.

LOUNGE 14' 3" x 11' 0" (4.34m x 3.35m): Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Coal effect electric fire set on granite hearth and back with polished stone surround. TV point. PVCu double glazed French doors to:



CONSERVATORY 12' 6" x 11' 4" (3.81m x 3.45m): Brick built base with PVCu double glazed upper panels with triple polycarbonate roof over. Double panel central heating radiator. 13 Amp power points. Maple effect floor. PVCu double glazed French doors to outside.

KITCHEN 9' 7" x 9' 0" (2.92m x 2.74m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extensive range of shaker style eye level and base units in sage colour with oak effect preparation surfaces over and stainless steel single drainer sink unit inset. Built in 4 ring induction hob with extractor canopy over. Built in double electric oven and grill. Integrated fridge and freezer. Single panel central heating radiator. 13 Amp power points.

UTILITY 14' 8" x 4' 1" (4.47m x 1.24m): PVCu double glazed window to side aspect. Low voltage downlighters inset. White laminate fronted eye level and base units having quartz effect preparation surface over and space and plumbing for washing machine and slimline dishwasher beneath and space for 2 further under counter appliances. Single panel central heating radiator. Tiled floor. PVCu double glazed door to rear garden.

BEDROOM 1 FRONT 12' 8" x 9' 0" (3.86m x 2.74m) to wardrobes: PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Extensive range of bedroom furniture comprising 4 double and 2 single wardrobes.

BEDROOM 2 FRONT 9' 0" x 8' 0" (2.74m x 2.44m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Fitted double wardrobes.

WET ROOM 5' 8" x 5' 6" (1.73m x 1.68m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Coving to ceiling. White suite comprising wall hung wash hand basin, low level W.C., walk in shower area with mains fed shower and fixed glass screen. Chrome centrally heated towel radiator. Fully tiled walls and floor.



Outside:

FRONT : Lawned garden with flower borders. Pathway to front door. Paved sitting out terrace area.

REAR : Completely enclosed low maintenance paved garden with plenty of space for outside dining, with deep well stocked flower borders. Secure gated access leading to the front.

GARAGE in a row of 4 (2nd from right) 16' 3" x 8' 3" (4.95m x 2.51m) internal measurements: Up and over door. Tandem parking for 2 cars in front of the garage.

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

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4QU

