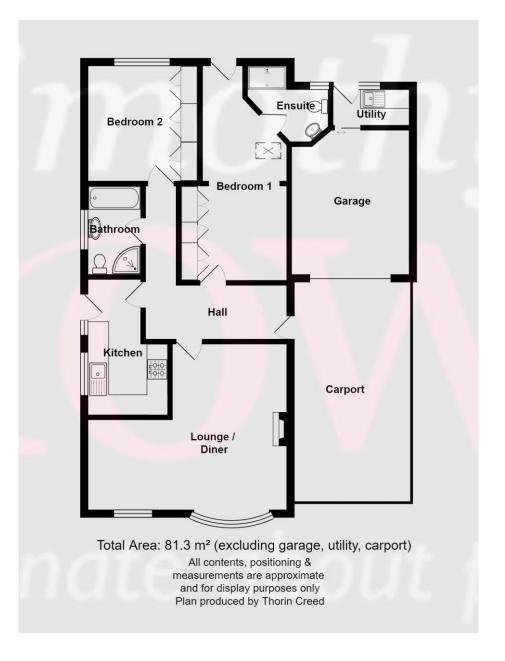
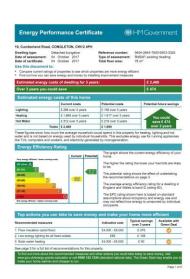
Timothy a















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







Timothy A. Brown Limited, Reg. in England and Wales No. 8809349

Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Valuers & Estate Agents, Surveyors, Residential & Commercial Management











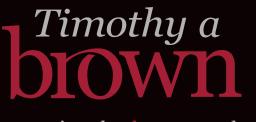
www.timothyabrown.co.uk

19 Cumberland Road

Congleton, Cheshire CW12 4PH

Selling Price: Offers in Excess of £275,000

- MODERN EXTENDED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- LARGE INTEGRAL GARAGE
- DRIVEWAY FOR SEVERAL CARS
- POPULAR WEST HEATH LOCALITY
- NO CHAIN



WATCH OUR NEW 360 VIRTUAL ON LINE PROPERTY TOUR

NO ONWARD CHAIN

A TRUE DETACHED, EXTENDED AND SPACIOUS TWO DOUBLE BEDROOMED BUNGALOW IN MODERN ORDER, LOCATED ON THE LEVEL IN THE PRIME WEST HEATH LOCALITY.

L – shaped entrance hall, modern fitted kitchen, light and airy L-shaped lounge dining room, updated bathroom with separate shower AND ensuite shower room, TWO DOUBLE bedrooms both with fitted wardrobes. Extensive driveway, CAR PORT and attached garage with electric door and utility room. Safely enclosed rear gardens with paved terrace, lawns and flower borders. Full gas central heating and PVCu double glazing.

Situated within close proximity to the primary schools of 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. Astbury Mere is not to far away either.

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. The area has been further enhanced with the completion of the new Congleton link road, which opened in 2021. 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). Situated in the western border of Congleton, convenient for the main arterial routes to the M6 Motorway and Manchester airport, which is approximately 17 miles to the North.

The town of Congleton is within walking distance, and 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 and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

All in all a delectable property which is ready and waiting for you to view.

Call us now we'd love to help!

The accommodation briefly comprises

(all dimensions are approximate)

SIDE ENTRANCE: PVCu double glazed door to:

L SHAPED HALL: Coving to ceiling. Two single panel central heating radiators. 13 Amp power points.



L SHAPED LOUNGE / DINING ROOM 19' 4" x 16' 1" (5.89m x 4.90m): Two PVCu double glazed bow windows to front aspect. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Television aerial point. Recessed feature fireplace set on a quarry tiled hearth which extends to the side with an oak top providing a television plinth.

KITCHEN 13' 2" x 8' 0" (4.01m x 2.44m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern cream fronted shaker style eye level and base units having granite effect preparation surfaces over with ceramic one and a half bowl sink unit inset. Built-in 4-Ring gas hob with electric oven/grill below with extractor hood over. Integrated fridge and freezer. Single panel central heating radiator. 13 Amp power points. Stone effect tiles to splashbacks. Single panel central heating radiator. Karndean effect floor. BT telephone point. PVCu double glazed door to side aspect.

BEDROOM 1 REAR 13' 9" x 8' 1" (4.19m x 2.46m) extending to 21'2" maximum: Velux roof light. Double panel and single panel central heating radiators. Range of fitted wardrobes. 13 Amp power points. PVCu double glazed door to rear garden.

EN SUITE 7' 5" x 5' 1" (2.26m x 1.55m) irregular in shape: PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C., pedestal wash hand basin set in vanity unit with double cupboard below. Double sized shower cubicle with glass sliding doors housing a mains fed shower and with quality shower boarding. Stone effect tiled floor. Chrome centrally heated towel radiator.

BEDROOM 2 REAR 11' 8" x 8' 0" (3.55m x 2.44m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Range of fitted wardrobes to one wall. BT telephone point.

BATHROOM 8' 6" x 5' 5" (2.59m x 1.65m): PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C., wash hand basin set in vanity unit with double cupboard below. Panelled bath. Separate and enclosed shower cubicle housing a mains fed shower with shower boarding and glass

screen doors. Stone effect floor tiles. Chrome centrally heated towel radiator.

Outside:

FRONT: Extensive block paved driveway for at least three vehicles which terminates beneath a carport at the garage.

REAR: Raised Indian stone paved terrace ideal for outside dining. Lawned gardens encompassed with flower borders. Gated access to the front via one side.

ATTACHED GARAGE 14' 10" x 11' 5" (4.52m x 3.48m) internal measurements: Electrically operated roller shutter door. Power and light. Cold water tap. Wall mounted Worcester combi boiler.

UTILITY AREA 7' 7" x 3' 9" (2.31m x 1.14m): PVCu double glazed window to rear aspect. Preparation surface with stainless steel single drainer sink unit. Base cupboard. Space and plumbing for washing machine. PVCu double glazed door to rear garden.

TENURE: Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: From our offices proceed along West Street to the roundabout and continue straight across onto West Road. At the next roundabout take the third exit onto Holmes Chapel Road and then third right into Cumberland Road. The property will be found on the left hand side.





www.timothyabrown.co.uk