



**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](mailto: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](http://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.

