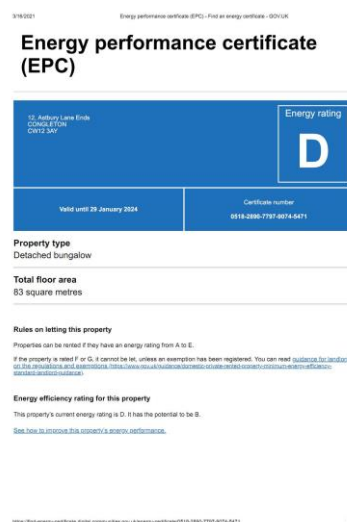


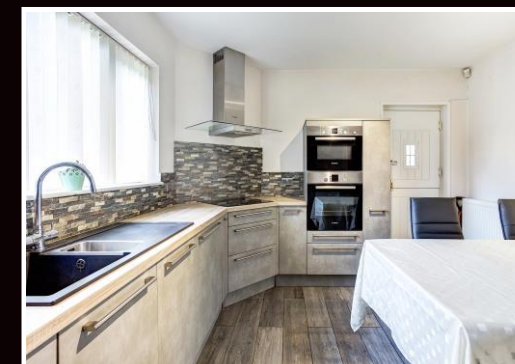


Total area: approx. 886.5 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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

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12 Astbury Lane Ends
Congleton, Cheshire CW12 3AY

Offers in Excess of £300,000

- TASTEFULLY MODERNISED PERIOD STYLE DETACHED BUNGALOW
- TWO SPACIOUS DOUBLE BEDROOMS
- MODERN DINING KITCHEN
- FASHIONABLE BATHROOM
- LARGE DRIVEWAY FOR NUMEROUS VEHICLES
- DETACHED SINGLE GARAGE
- POPULAR MOSSLEY AREA
- NO CHAIN

****NO CHAIN****

A handsome period style detached bungalow which has been lovingly restored, continuously and meticulously maintained.

You will be hard pressed to find such a stylish bungalow located in a prime area with an array of conveniences laid out on it’s doorstep.

Literally within 10 minutes' walk (if that...depending on your speed) you will find the town’s railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a recently opened micro bar, hostelry....with a lovely eclectic relaxed atmosphere. School catchment wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to locate within this locality, plus before and after schools and day nursery are within easy reach too.

No 12 Astbury Lane Ends is set back discreetly from the road behind mature hedgerow and offers a large driveway allowing parking for numerous vehicles, with the added bonus of the property being served with a good sized detached single garage. The gardens found to the rear are private, well established and enjoy a sunny orientation, formed with lawns and extensive



paved terraces where you can enjoy some outside dining in the sun!

The main entrance delivers you to the spacious reception hall with doorways to all rooms and access to the roof space which is suitable for conversion to perhaps another bedroom (subject to local authority consents). The front lounge with bay window features a living flame gas fire and is a lovely reception room. The dining kitchen has been refitted with on-trend concrete effect fronted eye level and base units, light oak preparation surfaces, FRANKE sink and Bosch hob, NEFF dishwasher and integral fridge, freezer and washing machine. The two double bedrooms are spacious, equal in size and with one to the front and one to the rear. The bathroom is fully updated with a quality white suite and walk in shower, plus there's the modern separate w.c.

All in all this is an extremely desirable property in a highly respected area and so now, all that is left to do is for you to arrange an appointment to view.....call us, we’d love to help you!

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed wood grain effect door to:

ENCLOSED PORCH : Quarry tiled floor. PVCu double glazed door to:

RECEPTION HALL 12' 8" x 9' 5" (3.86m x 2.87m): Coving to ceiling. 13 Amp power points. Walnut effect flooring. Access to roof



space via a wooden retractable ladder with ample roof height to allow conversion (subject to necessary consents). Pressurised hot water cylinder.

HALL CUPBOARD : Wall mounted Main gas central heating boiler.

LOUNGE 14' 7" x 13' 4" (4.44m x 4.06m) to bay: PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Living flame coal effect electric fire set on marble hearth and back with Adams style fire surround.

DINING KITCHEN 13' 1" x 11' 4" (3.98m x 3.45m): PVCu double glazed window to rear aspect. Modern stylish concrete effect eye level and base units having light oak effect preparation surfaces over with black composite FRANKE sink unit inset and chrome mixer tap. Built-in Bosch 4-ring induction hob with matching stainless steel and glass extractor hood. Built-in Bosch double electric oven and grill. Integrated washing machine. Integrated Neff dishwasher. Integrated fridge and freezer. Slate tile effect to splashbacks. Double panel central heating radiator. 13 Amp power points. Grey oak effect tiled floor with electric underfloor heating. PVCu double glazed stable door to side aspect.

BEDROOM 1 FRONT 13' 0" x 11' 10" (3.96m x 3.60m): PVCu double glazed window to front and side aspect. Double panel central heating radiator. 13 Amp power points. Range of built-in teak wardrobes. Light grey oak effect floor.

BEDROOM 2 REAR 12' 5" x 11' 10" (3.78m x 3.60m): PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Range of built-in teak wardrobes.

SEPARATE W.C. : PVCu double glazed window to rear aspect. Modern white suite comprising: W.C. with concealed cistern and wall hung wash hand basin set in grey oak effect vanity unit. Period style radiator. Grey oak effect tiled floor Coloured marble effect tiles to half height.

BATHROOM 7' 4" x 7' 3" (2.23m x 2.21m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern



white suite comprising: low level W.C., Villeroy and Boch ceramic wall hung wash hand basin with drawers beneath and panelled bath with Hans Grohe mixer tap. Large walk-in shower with glass shower screen housing a thermostatically controlled mains fed shower with dinner plate shower head and shower attachment. Polished marble effect floor tiles with matching wall tiles and underfloor heating.

OUTSIDE :

FRONT : Decorative wrought iron double gates lead to a paved and cobble laid driveway with parking for a number of vehicles. Shaped lawned garden with flower borders and raised rockery area.

DETACHED BRICK BUILT GARAGE 15' 5" x 8' 3" (4.70m x 2.51m) internal measurements: Electrically operated roller shutter door. Power and light.

REAR : Bank of solar panels to the rear of the roof elevation. Adjacent to the rear of the property is a stone cobble block paved patio with space for a greenhouse. The path follows the perimeter of the property with lawned gardens and side paved patio with a pond water feature. Cold water tap. To one side is a wide storage area with plenty of space for a garden shed.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: From the Town Hall, proceed opposite onto Canal Street, which in turn becomes Canal Road. Turning right before the railway bridge onto Astbury Lane Ends, where number 12 will be found on the left hand side.

