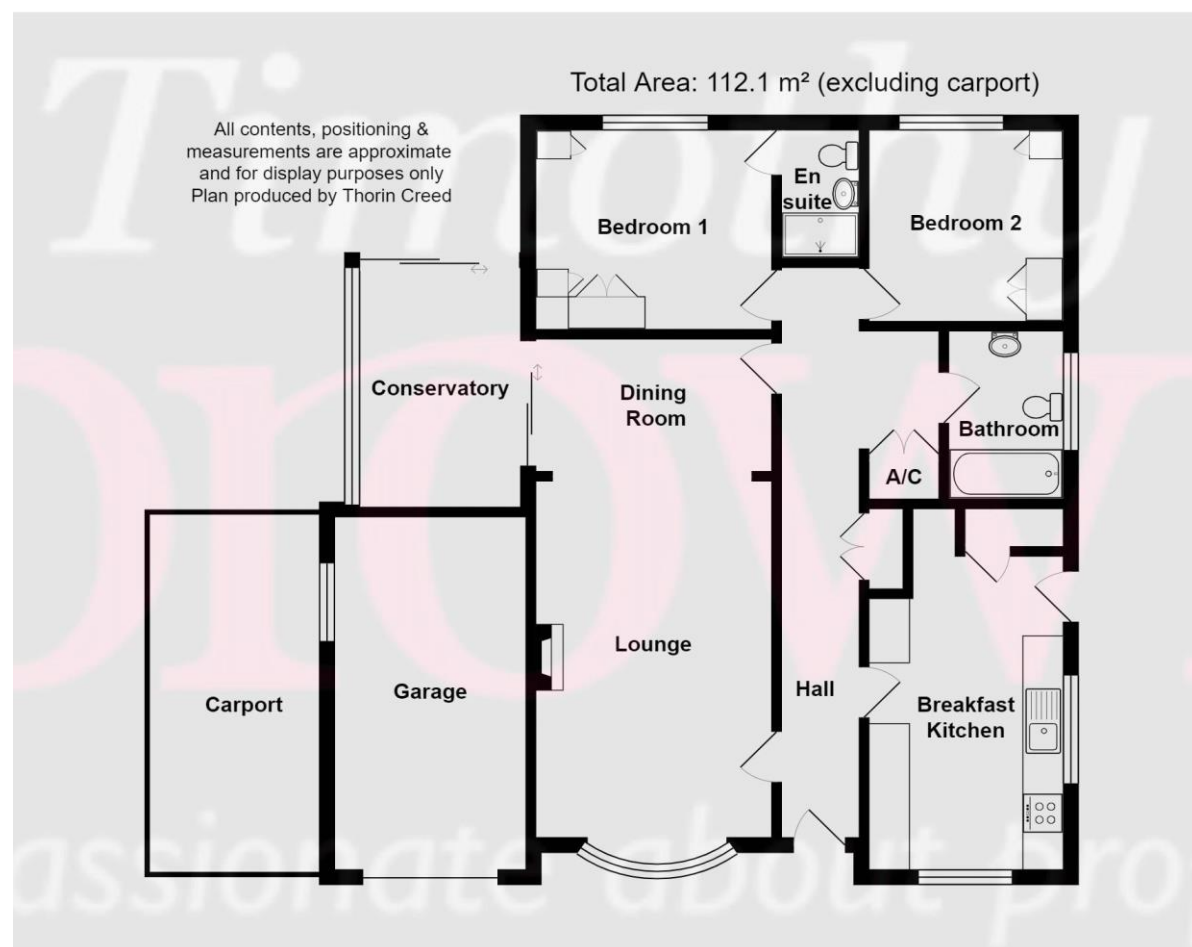
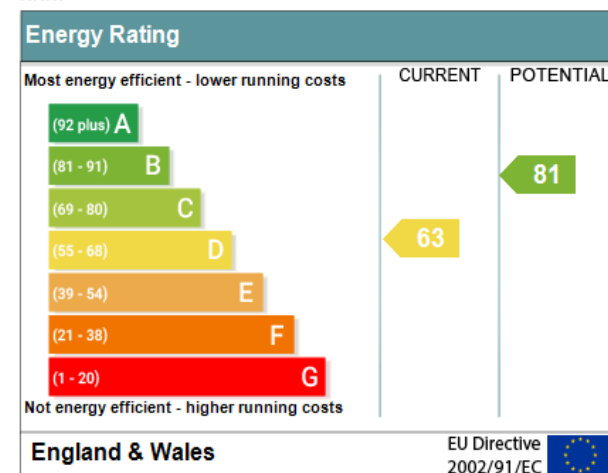


Timothy a brown



Address: 44 PIRIE ROAD, CONGLETON, CONGLETON, CW12 2EF
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.



2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: 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

44 Pirie Road

Congleton, Cheshire CW12 2EF

Selling Price: £250,000

- INDIVIDUALLY DESIGNED TWO BEDROOM DETACHED BUNGALOW
- HALL, LOUNGE, DINING AREA, CONSERVATORY, BREAKFAST KITCHEN
- EN SUITE SHOWER ROOM & MODERN BATHROOM
- IMMENSE ROOF SPACE (POTENTIAL TO CONVERT INTO TWO FURTHER BEDROOMS - SUBJECT TO NECESSARY CONSENTS)
- DRIVEWAY, GARAGE & CAR PORT
- ENCLOSED SOUTH FACING REAR GARDEN

****PRIVATE NON OVERLOOKED POSITION**** A PLEASANTLY PRESENTED INDIVIDUALLY DESIGNED TWO BEDROOM DETACHED BUNGALOW WITH POTENTIAL TO CONVERT THE IMMENSE ROOF SPACE TO CREATE TWO FURTHER BEDROOMS. ELEVATED POSITION ON THE FRINGE OF THE HIGHLY SOUGHT AFTER BUGLAWTON LOCALITY. GENEROUS, MATURE GARDEN ENJOYING A SOUTHERLY ASPECT. OPEN COUNTRYSIDE AND CANALSIDE WALKS ON YOUR DOORSTEP. IDEALLY LOCATED ON THE EAST SIDE OF CONGLETON ALLOWING FOR SPEEDY ACCESS TO MACCLESFIELD.

Reception hall, lounge, dining area, conservatory, breakfast kitchen, two double bedrooms, en suite shower room and modern bathroom. Immense roof space with potential to create two further bedrooms and shower room (subject to necessary consents). Driveway, garage, and car port. Established lawned gardens to front and rear.

This spacious and pleasantly presented individually designed detached bungalow is located close to open countryside, which allows those who enjoy rural pursuits to take advantage for the countryside on its doorstep. The bungalow is approached via its own private driveway, which terminates at the attached garage and carport, which provides an area suitable for the storage of a boat/trailer/caravan. The main entrance leads into the reception hallway with doors to all rooms and access to vast roof space which, as aforementioned, has potential to convert to further additional bedrooms. From the hallway is the spacious lounge, having feature fireplace with living flame gas fire inset, which opens into the dining area, and beyond is the conservatory enjoying views over the rear gardens. The breakfast kitchen is a nice size, and there are two double bedrooms (master with a bijou shower room off) with modern bathroom having a white suite completing the accommodation. Externally are established lawned gardens to the front and rear, with an extensive patio ideal for alfresco entertaining.



It is positioned in the favoured Buglawton suburb, with open countryside and canalside walks close by. Practically "around the corner" is a convenience store which offers a decent range of day to day household goods, and it's within the catchment of reputable primary schools; Buglawton and Havannah, and there's even a pleasant public house just a gentle stroll away.

Congleton has outstanding transport and communications links :

- Convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Congleton is a 15 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities.
- Manchester International Airport is only 19 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes.
- Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blues Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.



The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed front door with leaded and stained glass upper light to:

RECEPTION HALL 8.84m (29ft 0in) x 1.12m (3ft 8in) widening to 2.31m (7ft 7in): Doors to all rooms. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Recessed double cloaks cupboard. Airing cupboard with lagged hot water cylinder. Access to roof space via a retractable ladder.

ROOF SPACE 10.69m (35ft 1in) x 3.81m (12ft 6in) plus restricted headroom: Partially boarded with light. Potential to create two further bedrooms and shower room (subject to the necessary consents).

LOUNGE 5.38m (17ft 8in) x 3.48m (11ft 5in) : PVCu double glazed bow window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Television aerial point. Feature stone fireplace with slate hearth having living flame coal effect gas fire. Exposed oak effect clad opening to:

DINING AREA 3.48m (11ft 5in) x 1.98m (6ft 6in) : Coving to ceiling. Double panel central heating radiator. 13 Amp power points. PVCu double glazed sliding patio door to:

LEAN TO CONSERVATORY 11' 8" x 7' 9" (3.55m x 2.36m): PVCu double glazed full length windows overlooking the gardens with polycarbonate roof over. Double panel central heating radiator. 13 Amp power points. Stone effect tiled floor. PVCu double glazed sliding door to rear garden.

KITCHEN 4.75m (15ft 7in) x 2.9m (9ft 6in) : PVCu double glazed windows to side and front aspects. Range of oak fronted eye level and base units having roll edge formica preparation surfaces over with stainless steel one and a half bowl single drainer sink unit inset. Space for slot-in electric cooker with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Single panel central heating radiator. 13 Amp power points. Stone effect tiled floor. Airing cupboard with Worcester Bosch gas central heating boiler. PVCu double glazed door to side aspect.

BEDROOM 1 REAR 3.48m (11ft 5in) x 3.02m (9ft 11in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Fitted cherry wood



effect bedroom furniture comprising: two double and two single wardrobes and overhead store cupboards.

EN SUITE : White suite comprising: low level w.c., pedestal wash hand basin and separate and enclosed shower cubicle housing a Triton electric shower.

BEDROOM 2 REAR 2.92m (9ft 7in) x 2.9m (9ft 6in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Range of fitted bedroom furniture comprising: double and single wardrobe and overhead store cupboards.

BATHROOM 8' 3" x 5' 6" (2.51m x 1.68m): PVCu double glazed window to side aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Gainsborough shower over. Single panel central heating radiator. White glazed tiles to splashbacks.

Outside :

FRONT : Steps lead to the block paved path to the main entrance with the property set behind lawned gardens with flower borders. A private block paved driveway provides off-road parking and terminates at the attached garage.

ATTACHED GARAGE 5.49m (18ft 0in) x 2.82m (9ft 3in) internal measurements: Electrically operated roller shutter door. Power and light. Cold water tap. There is a carport to the side of the garage which is ideal for the storage of boat/trailer/caravan.

REAR : Extending from the rear of the property and to the full width is a deep, paved patio seating area with steps leading up to the raised lawned gardens with flower and shrub borders and bound with established and mature hedgerow. Access to the front via both sides.

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

TENURE : Freehold (subject to solicitors' verification).

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

LOCAL AUTHORITY: Cheshire East **TAX BAND:** E

DIRECTIONS: Proceed out of Congleton on the A54 (Buxton Road) for approximately one and a quarter miles and after passing the Church House public house on the right hand side take the second left onto St Johns Road and then first left into Pirie Road where the property will be found on the left hand side.

