



Birch Road, Congleton, CW12 4NJ.
£285,000

Whittaker Est. 1930
& Biggs

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We are delighted to offer this property to the market for the first time since its original construction in the early 1960's. Occupying a truly generous plot within a highly regarded location of West Heath, bungalows like this are a rarity indeed.

The gardens are well established with manicured lawns and well stocked borders, with the rear garden being an impressive size. Whilst the front driveway allows ample off -road parking for several vehicles.

This detached bungalow has already been extended to include three bedrooms plus a separate dining room. There is a dining kitchen complete with a separate utility store giving immediate access to the integral garage which benefits from a remote-controlled electric door.

As within others of this type and locality, there is further scope to convert the loft space, if desired. The front living room provides a delightful outlook over the garden's, courtesy of its dual front aspect windows as well as a view over where the sun sets. The location is not only highly regarded, but convenient for the local amenities of West Heath shopping precinct, local schools and Congleton Town Centre, which are all close at hand.

Offered for sale with no upward chain we highly recommend viewing this bungalow at your earliest convenience.



Entrance Hallway

Having timber front entrance door with full-length side glazed side panel, radiator, coving to ceiling.

Cloakroom

Having a low level w.c, wall mounted wash hand basin, radiator, single glazed window to front aspect, fully tiled walls and floor.

Dining Kitchen 10' 7" x 8' 11" (3.22m x 2.73m)

Having a range of wall mounted cupboard and base units with fitted worksurface over Incorporating a single drainer stainless steel sink unit. Space for electric cooker, radiator, walk in country store. Electric cooker point.

Vestibule

Having timber side entrance door giving access to the rear garden. Built in store cupboard, walk in store cupboard housing Baxi gas fired central heating boiler. Fixed Shelving also housing gas meter. Tiled floor.

Integral Garage 16' 0" x 8' 2" (4.87m x 2.48m)

4.87 m x 2.48 m having Electric light and power, windows to side aspect, plumbing for washing machine. Electric remote control Up and Over door.

Dining Room 11' 4" x 8' 2" (3.46m x 2.50m)

Having UPVC double glazed windows to rear and side aspect overlooking the rear gardens. Radiator, timber side entrance door leading to the rear garden.

Living Room 16' 3" x 12' 0" (4.96m x 3.66m)

Having UPVC windows to front and side aspect. Feature tiled surround with open fire. Wall light point, coving to ceiling to radiators.

Inner Hallway

Having built-in storage cupboard, access to the loft.

Bedroom One 10' 11' plus wardrobe ' x 10' 1" (3.33m x 3.08m)

Having built-in wardrobe to side wall, radiator UPVC window to front aspect.

Bedroom Two 10' 10" x 10' 0" (3.30m x 3.04m)

Having UPVC window to rear aspect overlooking the rear garden, built-in wardrobes to side wall, radiator.

Bedroom Three 8' 6" x 7' 5" (2.60m x 2.26m)

Having UPVC window to rear aspect overlooking the rear gardens. Radiator, built-in wardrobes to side wall and display shelving.

Shower Room 7' 0" x 5' 3" (2.14m x 1.61m)

Having an enclosed corner shower cubicle with Triton electric shower, low level w.c, pedestal wash hand basin. Radiator, fully tiled walls and floor.

Externally

The front garden is laid to lawn extending from the front of the property to the side. Well manicured with well stocked feature borders. Gated access to the sides to the rear garden. The driveway allows ample off- road parking for several vehicles with space for a caravan/motor home if required.

There is a substantial rear garden predominantly laid to lawn with established trees including a range of mature fruit trees. There is an adjoining paved patio with timber Pergola and separate attractive enclosed seating area from which a view of the gardens can be enjoyed. Timber shed to the head of the garden.

Notes:

Council Tax Band: D

EPC Rating: TBC

Tenure: believed to be Freehold.







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