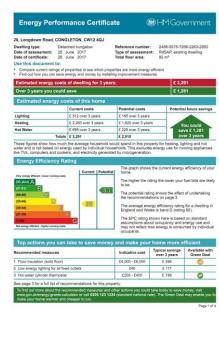
# Timothy a







Please note this floor plan is a guide only. Measurements, contents and positioning are approximate. No responsibility is accepted for any mistake or inaccuracy contained within the floor plan. 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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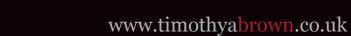














Selling Price: £325,000



NO CHAIN

- DETACHED BUNGALOW WITH 3 DOUBLE BEDROOMS
- DINING KITCHEN, LOUNGE, MODERN SHOWER ROOM
- EXTENSIVE REAR GARDEN APPROXIMATELY 120 FT
- ATTACHED GARAGE & EXTENSIVE DRIVEWAY
- WEST HEATH AREA









# \*\*\*NO CHAIN\*\*\*

THIS IS ANYTHING BUT CONVENTIONAL. AN INDIVIDUAL 1970'S DETACHED BUNGALOW OFFERED WITH NOTHING SHORT OF A FOOTBALL PITCH SIZED REAR GARDEN EXTENDING TO APPROXIMATELY 120 FEET .....IT'S MASSIVE!!!

Central hall. Three double bedrooms. Modern shower room. Dining kitchen. Lounge. Full PVCu double glazing and gas central heating. Attached garage. Extensive driveway providing parking for numerous vehicles, plus space for the storage of a boat, trailer or caravan. Huge expansive level lawned gardens.

Situated in the popular residential West Heath area, with commendable schools literally within a few minutes walk, as is the West Heath Shopping Centre which is only a short level walk away, offering an array of retail and food outlets, pharmacy and public house. Virtually immediate access on to 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 accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE: PVCu double glazed front door to:

PORCH: Quarry tiled floor. PVCu double glazed opaque window to side aspect. Timber panelled and glazed entrance door to:

L SHAPED HALL 14' 0" x 7' 8" (4.26m x 2.34m): Coving to ceiling. Single panel central heating radiator. BT telephone point (subject to BT approval). Airing cupboard housing hot water cylinder. Access to roof space. Doors to all rooms.

LOUNGE 16' 1" x 12' 8" (4.90m x 3.86m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Radiant coal effect electric fire set on oak effect fire surround. Large PVCu double glazed sliding patio door overlooking the extensive rear gardens.

DINING ROOM/BEDROOM 3 9' 5" x 8' 8" (2.87m x 2.64m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BREAKFAST KITCHEN 12' 1" x 10' 7" (3.68m x 3.22m): PVCu double glazed window to rear aspect. Coving to ceiling. Range of solid light oak fronted eye level and base units having marble effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4 ring gas hob with integrated extractor hood over. Built in double electric oven and grill. Space and plumbing for washing machine. Space for fridge/freezer. Tiled to splashbacks. Single panel central heating radiator. 13 Amp power points. PVCu double glazed door to side.

BEDROOM 1 FRONT 14' 0" x 11' 5" (4.26m x 3.48m): PVCu double glazed window to front aspect. High level window



to side aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

BEDROOM 2 FRONT 12' 8" x 8' 11" (3.86m x 2.72m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 8' 0" x 6' 1" (2.44m x 1.85m): PVCu double glazed window to side aspect. Coving to ceiling. Modern white suite comprising: low level w.c., ceramic wash hand basin set in vanity unit with double cupboard below. Corner shower cubicle housing a mains fed shower with glass screen sliding doors. White glazed tiles to half height and splashbacks. Chrome centrally heated towel radiator. Ceramic floor tiles.

### Outside:

FRONT: Set back from the road behind deep lawns and flower borders, with an extensive level, concrete block paved driveway providing parking for numerous vehicles, with an additional area to the side of the garage for storage of a caravan, boat, trailer etc.

SINGLE BRICK BUILT GARAGE 17' 7" x 8' 11" (5.36m x 2.72m) Internal Measurements: Up and over door. Power and light. PVCu double glazed window to rear aspect. Wall mounted Glow-worm central heating boiler. Personal door.

REAR: Adjacent to the rear of the property is a wide paved terrace which overlooks the extensive south facing gardens which extend to approximately 120 ft in length, being mainly laid to level lawns, all encompassed with mature boundary hedgerow.

**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 Council

### TAX BAND: D

DIRECTIONS: From our offices proceed along West Street and continue across the roundabout onto West Road. On reaching the next roundabout (Tesco Express) take the third exit onto Holmes Chapel Road and proceed for approximately a quarter of a mile and turn right into Blackfirs Lane and then immediately right again onto Longdown Road. Proceed down the road and the property will be found on the right hand side.





www.timothyabrown.co.uk