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14 Poplar Close
Congleton, Cheshire CW12 4UJ

Selling Price: £265,000

- WELL PRESENTED EXTENDED SEMI-DETACHED BUNGALOW
- DINING HALL LEADING TO CONSERVATORY
- MODERN BREAKFAST KITCHEN / LIGHT & AIRY LOUNGE
- TWO BEDROOMS WITH FITTED WARDROBES / LUXURY WET ROOM
- EXTENSIVE DRIVEWAY & DETACHED GARAGE
- WELL KEPT REAR GARDEN
- POPULAR WEST HEATH AREA
- NO CHAIN

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NO ONWARD CHAIN

AN EXTENDED TWO DOUBLE BEDROOMED SEMI-DETACHED BUNGALOW IN MODERN ORDER, LOCATED ON THE LEVEL IN THE PRIME WEST HEATH LOCALITY. WIDE CUL DE SAC POSITION.

Dining hall, with small conservatory off. Modern fitted breakfast kitchen, light and airy lounge, luxury wet room. TWO DOUBLE bedrooms both with fitted wardrobes. Extensive driveway, DETACHED GARAGE. Safely enclosed well cared for rear gardens with 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, Morrisons Daily, Indian and Chinese restaurants, fish and chip shop, hairdressers and vets, to name but a few. Astbury Mere is not 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)

ENTRANCE : PVCu double glazed door to:

DINING HALL 15' 2" x 6' 6" (4.62m x 1.98m): Two PVCu double glazed windows to side aspect. Single panel central heating radiator. 13 Amp power points. TV point. PVCu double glazed sliding door to:

CONSERVATORY 8' 5" x 5' 0" (2.56m x 1.52m): Floor to ceiling PVCu double glazed panels with garden aspect. Ceramic floor tiles.

INNER HALL : Single panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder. Access to roof space.

LOUNGE 16' 2" x 11' 2" (4.92m x 3.40m): PVCu double glazed bow window to front aspect. Two single panel central heating radiators. 13 Amp power points. Electric coal effect fire set on polished stone hearth and back. TV point.

BREAKFAST KITCHEN 16' 3" x 7' 10" (4.95m x 2.39m): Dual aspect PVCu double glazed windows. Coving to ceiling. Extensive range of cottage style eye level and base units in cream with marble effect preparation surfaces over, with composite 1.5 bowl sink unit inset. Built in 4 ring electric hob with stainless steel extractor canopy over. Built in double electric oven and grill. Integrated dishwasher. Space and plumbing for washing machine and fridge freezer. Single panel central heating radiator. 13 Amp power points. Stone effect tiles to splashbacks. Cupboard housing modern Glow Worm gas central heating boiler.

First Floor :

BEDROOM 1 REAR 11' 5" x 10' 6" (3.48m x 3.20m): PVCu double glazed window to rear aspect. Extensive range of white washed wood effect fitted bedroom furniture of double wardrobes, chest of drawers, overhead store cupboards and bedside drawers.

BEDROOM 2 REAR 8' 8" x 8' 6" (2.64m x 2.59m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Extensive range of white washed wood effect fitted bedroom furniture of double wardrobes, overhead store cupboards and bedside drawers.

WETROOM 5' 10" x 4' 9" (1.78m x 1.45m): Low voltage downlighters inset. Modern white suite of low level W.C. with concealed cistern and pedestal wash hand basin. Electric shower. Fully tiled walls. Centrally heated radiator. Extractor fan.

Outside :

FRONT : Wrought iron gates to wide driveway providing practical parking for at least 4 vehicles. Lawned garden with flowerbeds and neat conifer hedging to the front.

REAR : Shaped lawned gardens with well stocked flower borders.

DETACHED GARAGE internal measurements 15' 9" x 8' 1" (4.80m x 2.46m): Concrete sectional. Power and light. Up and over door.

TENURE : Freehold (subject to solicitor's verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 4UJ

