



36 Cumberland Road

Congleton, Cheshire CW12 4PH

**Selling Price: Offers in Excess of
£250,000**

- TWO BEDROOM SEMI DETACHED BUNGALOW
- EXTENDED DINING KITCHEN
- SEPARATE LOUNGE
- LAWNED GARDENS TO FRONT & REAR
- DETACHED SINGLE GARAGE AND AMPLE DRIVEWAY PARKING
- POPULAR WEST HEATH LOCATION
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

An extended semi detached bungalow in excellent order, located on the level in the prime West Heath locality.

The accommodation which has PVCu double glazing and gas fired central heating comprises: hall, lounge, two bedrooms, one having fitted wardrobes, bathroom and a 20ft 6in in length extended dining kitchen.

There are attractive good sized gardens to the front and rear with long driveway to the side terminating at the wide single detached garage.

Situated in the popular and sought after area of West Heath, literally within a few minutes level walk of West Heath shopping centre with an array of shops, supermarkets, restaurants, takeaways, pharmacy and public house.

Only a short drive to the M6 motorway and a within walking distance of the bus route to the town centre and beyond.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to 'L' shaped hall.

HALL : Door to storage cupboard with shelving. Access to roof space. Radiator. 13 Amp power points. Door to:

LOUNGE 13' 6" x 10' 7" (4.11m x 3.22m): PVCu double glazed window. Radiator. 13 Amp power points.

KITCHEN DINER 20' 6" x 8' 2" (6.24m x 2.49m): PVCu double glazed window to side aspect. PVCu double glazed sliding patio



window to rear patio. Fitted light timber effect base and eye level units with granite effect laminated working surfaces and one and a half bowl single drainer stainless steel sink. Ceramic hob with oven below and extractor canopy above. Tiled splashbacks. 13 Amp power points. Space and plumbing for washing machine. Tiled floor.

BEDROOM 1 REAR 14' 10" x 8' 7" (4.52m x 2.61m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 2 FRONT 9' 5" x 7' 0" (2.87m x 2.13m) max to wardrobe: PVCu double glazed window to front aspect. Radiator. Double fitted wardrobes with sliding mirror doors.

BATHROOM : PVCu double glazed opaque window. White suite comprising: W.C., wash hand basin set in vanity unit and panelled bath with shower and curtain over. Half tiled walls. Chrome heated towel rail radiator.

OUTSIDE : FRONT : Long driveway terminating at the detached garage. Wrought iron gate to rear garden.

REAR : Paved patio area with two steps up to the lawn and enclosed by hedges and timber fence panels.

GARAGE 16' 10" x 10' 8" (5.13m x 3.25m): PVCu double glazed opaque window to side. Up and over door. Power and light.

TENURE : Freehold (subject to solicitors verification)

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 4PH





Energy performance certificate (EPC)

10, COLLETON ROAD CONGLETON CW12 1JN	Energy rating D	Valid until 13 May 2031
		Certificate number 0130-2507-0050-2089-7141

Property type	Semi-detached bungalow
Total floor area	55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-guide-to-the-energy-efficiency-exemptions>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificate/0130-2507-0050-2089-7141>

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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