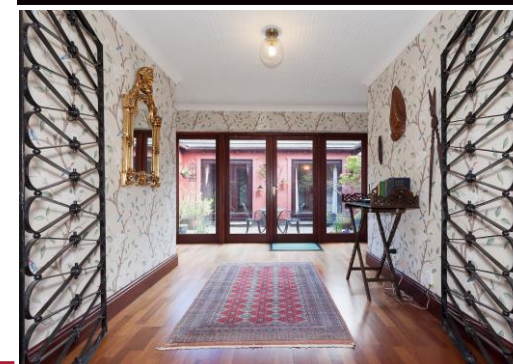


**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)

## Altair

Woodland Avenue, Congleton,  
Cheshire CW12 1LN

**Selling Price: Offers in the Region Of  
£465,000**

- UNIQUE & WELL MAINTAINED DETACHED BUNGALOW
- LARGE ENTRANCE HALL OVERLOOKING INTERIOR COURTYARD
- GRAND LOUNGE / BREAKFAST KITCHEN
- 3/4 DOUBLE BEDROOMS
- EN SUITE & SHOWER ROOM
- BLOCK PAVED DRIVEWAY LEADING TO DOUBLE GARAGE & WORKSHOP
- REAR PAVED PATIO
- CLOSE TO TOWN CENTRE & CONGLETON PARK



## FOR SALE BY PRIVATE TREATY (Subject to contract)

This bungalow is unique for this area being architecturally designed around a private interior courtyard which provides a tranquil peaceful atmosphere.

Internal courtyards are mostly found in homes in warmer climates.

Altair is located on a tree lined lane convenient for the town centre and all amenities to include the award winning Congleton park.

The property is constructed of cavity brick elevation, double glazing (the majority being PVCu) and gas fired central heating, all under a tile roof.

The internal accommodation has large size rooms with high ceilings amounting to approximately 181 m<sup>2</sup> (1948 ft<sup>2</sup>) and is perfect for entertaining. To put this in prospective the average four bedroom detached home would be 139 m<sup>2</sup> (1500 ft<sup>2</sup>).

To the front of the property is a double entrance door to a large welcoming hall overlooking the courtyard with corridors off leading to the living area to the left and bedroom area to the right.

The rooms comprise a grand lounge being 24'6" x 19'0", dining room/bedroom 4, fitted kitchen, utility room, three further double bedrooms, the master being 19'4" (plus wardrobe space in length) with door to ensuite and the original

family bathroom has been converted to make a shower room. There is a detached double garage and workshop.

Viewing is the only way to appreciate this well maintained bungalow and appreciate its merits and is perfect for the purchaser looking to down size but still wishes to have rooms of large proportions.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE** : Double timber doors to hall. Double doors to central courtyard corridors off with windows over the central courtyard. Radiators. Doors to principle rooms and double doors to lounge.

**HALL** 8' 2" x 15' 8" (2.49m x 4.77m): Feature wrought iron double gates. Laminate wood effect flooring.

**LOUNGE** 24' 6" x 19' 0" (7.46m x 5.79m) maximum: Double door and windows to private garden. Feature fireplace with gas basket. Three radiators. Television aerial point. 13 Amp power points. Coving to ceiling.

**DINING ROOM/BEDROOM 4** 11' 3" x 16' 10" (3.43m x 5.13m) maximum: Double doors to internal courtyard. Radiator. 13 Amp power points. Coving to ceiling.

**BREAKFAST KITCHEN** 16' 9" x 10' 0" (5.10m x 3.05m): Double glazed window to front. Attractive hi-gloss matching base and eye level units with timber effect laminated surfaces with inset one and a half bowl sink inset. Ceramic hob with extractor hood above. Double split level oven. Dishwasher. Integrated fridge. Tiled to splashbacks. Breakfast bar. Feature radiator. 13 Amp power points. Slate effect tile floor.

**UTILITY** 7' 5" x 10' 1" (2.26m x 3.07m): Double glazed window to front. Matching base and eye level units with plumbing and space for washing machine and dryer. Space for large

fridge/freezer. Tiled splashbacks. Worcester gas central heating boiler. Radiator. Slate effect tile floor. 13 Amp power points. PVCu double glazed door to outside.

**STUDY/STORE** 7' 5" x 4' 9" (2.26m x 1.45m): Window. Radiator. 13 Amp power points.

**BEDROOM 1** 19' 4" x 11' 3" (5.89m x 3.43m) plus wardrobe space: Double doors to courtyard garden. Radiator. 13 Amp power points. Mirror fronted double fitted wardrobes.

**EN SUITE** 10' 6" x 7' 3" (3.20m x 2.21m): Double glazed opaque window. White suite comprising: low level W.C., wash hand basinset in vanity unit and triple size shower enclosure. Fully tiled walls. Feature radiator. Laminate floor.

**BEDROOM 3** 15' 2" x 8' 7" (4.62m x 2.61m): Double glazed window. Radiator. Coving to ceiling. 13 Amp power points.

**SHOWER ROOM** 7' 3" x 6' 8" (2.21m x 2.03m): Double glazed opaque window. Wash hand basin and W.C. set in vanity unit. Double size shower enclosure. Fully tiled walls. Feature radiator.

**Outside :**

**FRONT** : Enclosed by timber and brick boundary wall. Block paving terminating at the garage. Step up through ivy arch to paved yard. Outside tap. Path to rear leading to further enclosed garden area laid to patio with raised flower and shrub borders.

**GARAGE** 17' 4" x 19' 6" (5.28m x 5.94m): Double up and over door. Window to side. Power and light.

**WORKSHOP** 17' 4" x 9' 7" (5.28m x 2.92m): Power and light. Door and window to outside. Interconnecting door to garage.

**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**: F

**DIRECTIONS**: SATNAV: CW12 1LN

