



STEPHENSON BROWNE



## Buxton Road, Congleton

CW12 2DU



**£350,000**

## Description

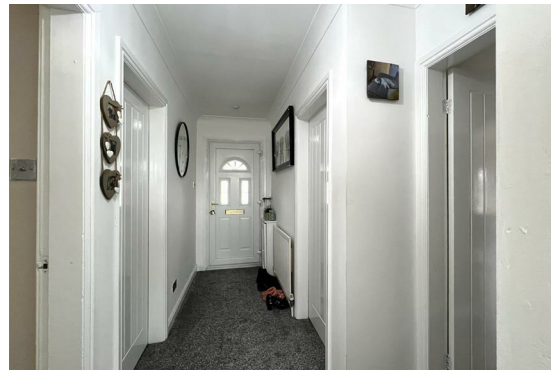
Located on Buxton Road, in the charming town of Congleton, this delightful detached dormer bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this property is ideal for families or those looking to downsize.

The spacious reception room offers a warm and inviting atmosphere. The newly fitted kitchen is a standout feature, designed with modern living in mind, providing ample space for families to enjoy. The two bathrooms, including the en suite, have been tastefully updated, ensuring a modern feel throughout the home.

One of the key advantages of this property is the ample off-road parking, with space for multiple vehicles and a caravan. The convenient location means you are just a stone's throw away from local amenities, schools, and transport links.



Boasting a private garden to the rear, along with a detached brick built shed and additional shed - creating plenty of space for storage! A section of the woodland to the rear is also included in the sale of the property.



This bungalow is not just a house; it is a home that offers a comfortable lifestyle in a sought-after area. Whether you are looking to downsize or seeking a family-friendly environment, this property is sure to meet your needs. Don't miss the opportunity to make this lovely bungalow your own.



# Room Descriptions

## GROUND FLOOR

### Entrance Hall

Accessed via the porch, providing access to all accommodation.

### Lounge

13'5" x 11'1"

Spacious lounge offering electric fire with surround, carpet flooring, UPVC double glazed bay window to front elevation with shutters and radiator.

### Kitchen/Dining Room

19'0" x 11'5"

A modern fitted kitchen diner boasting integrated dishwasher, wine cooler, oven and microwave, induction hob with extractor hood, hand wash basin with mixer tap and ample storage. UPVC double glazed window to both front and rear elevation, access provided to the rear garden and to the first floor accommodation.



### Bedroom Two

13'1" x 11'1"

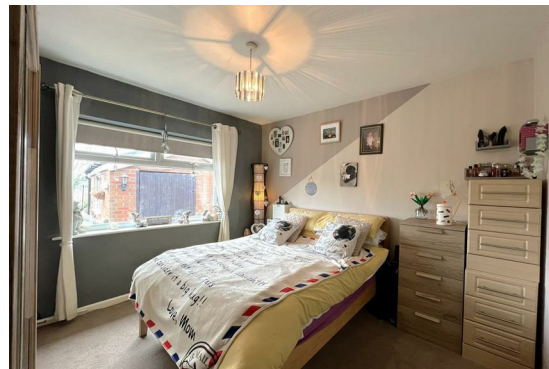
Double bedroom with UPVC double glazed bay window to front elevation with shutters, carpet flooring and radiator.



### Bedroom Three

11'5" x 11'1"

Double bedroom with UPVC double glazed window to rear elevation, carpet flooring and radiator.



### Shower Room

8'2" x 6'2"

Recently fitted shower room boasting low level WC with hand wash basin and vanity unit. Wood effect flooring, heated towel rail and UPVC double glazed window to rear elevation.



## FIRST FLOOR

### Master Bedroom

17'0" x 11'5"

Accessed via stairs leading from the kitchen. A further double bedroom with en suite and ample eaves storage. Carpet flooring, UPVC double glazed window to front elevation.

### En Suite

6'10" 3'11"

Accessed from the Master bedroom, offering a low level WC with hand wash basin, shower cubicle and UPVC double glazed window to the rear elevation.

### Externally

The driveway offers ample off road parking, ideal for multiple vehicles or a caravan. To the rear, a private and enclosed garden with side access available from both sides of the property. The garden offers a detached brick built shed - ideal for storage, along with an additional shed with versatile uses. A section of the woodland to the rear is also included in the sale of the property.

### Tenure

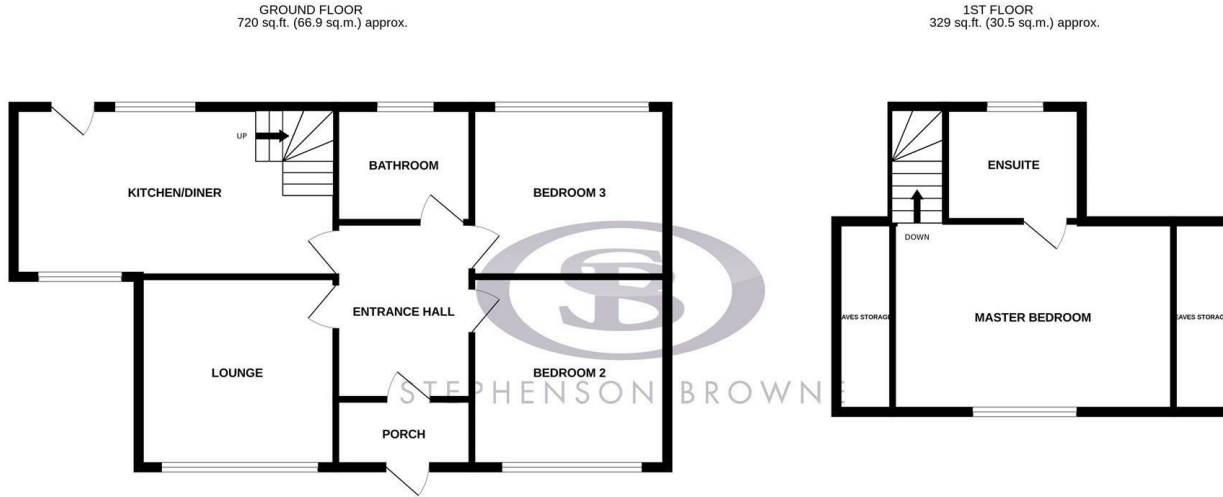
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.



# Floorplans



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Area Map



# EPC Rating

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
|   | Current                 | Potential                                      |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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