



39 FALMOUTH ROAD, CONGLETON, CW12 3BH

£325,000



STEPHENSON BROWNE

This three-bedroom detached bungalow is situated in the highly sought-after Mossley area of Congleton and presents an excellent opportunity for buyers keen to put their own stamp on a spacious, well-located home. Ideally positioned close to Congleton Town Centre, the train station, and a wide range of local amenities, the property also enjoys easy access to beautiful countryside walks and a selection of well-regarded schools, making it an appealing choice for a variety of purchasers.

The internal accommodation is generous and well laid out, briefly comprising a porch and welcoming entrance hall, a spacious open-plan lounge flowing seamlessly into the dining area, and a glass conservatory accessed from the dining room, with an external door leading out to the rear garden. Further accommodation includes a breakfast kitchen with integral access to the garage, three well-proportioned bedrooms, and a three-piece family bathroom.

Externally, the property benefits from ample off-road parking to the front, with side access leading to a private rear garden. The garden is mainly paved patio area, ideal for outdoor seating, along with a wooden shed providing useful additional storage.

This property also benefits from being sold with NO ONWARD CHAIN!

Don't miss this fantastic opportunity to create a wonderful home in one of Congleton's most desirable locations.

Porch

Lockable UPVC door, providing access to the entrance hall.

Entrance Hall

External UPVC lockable front door, ceiling light fitting, carpet flooring, central heating radiator, loft access, providing access to all further accommodation.

Lounge

16'7" x 10'4" (5.08 x 3.17)

Three ceiling light fittings, carpet flooring, gas feature fireplace with stone surround, central heating radiator, multiple wall light fittings, UPVC double glazed opaque window, power points, open access into the dining room.

Dining Room

9'5" x 8'4" (2.89 x 2.56)

UPVC double glazed sliding patio doors, ceiling light fitting, two wall light fittings, carpet flooring, power points, leading into the conservatory.

Kitchen

14'0" x 10'3" (4.28 x 3.14)

Wooden fitted kitchen comprising wall and base units with work surface over, tiled splash back, stainless steel sink with double drainer and mixer tap, integrated eye level double oven, space and plumbing for a washer/dryer, space for fridge freezer, ceiling fan with light fitting, strip light fitting, water meter fitted, power points, central heating radiator, UPVC double glazed window to the rear elevation, integral door access into the garage.

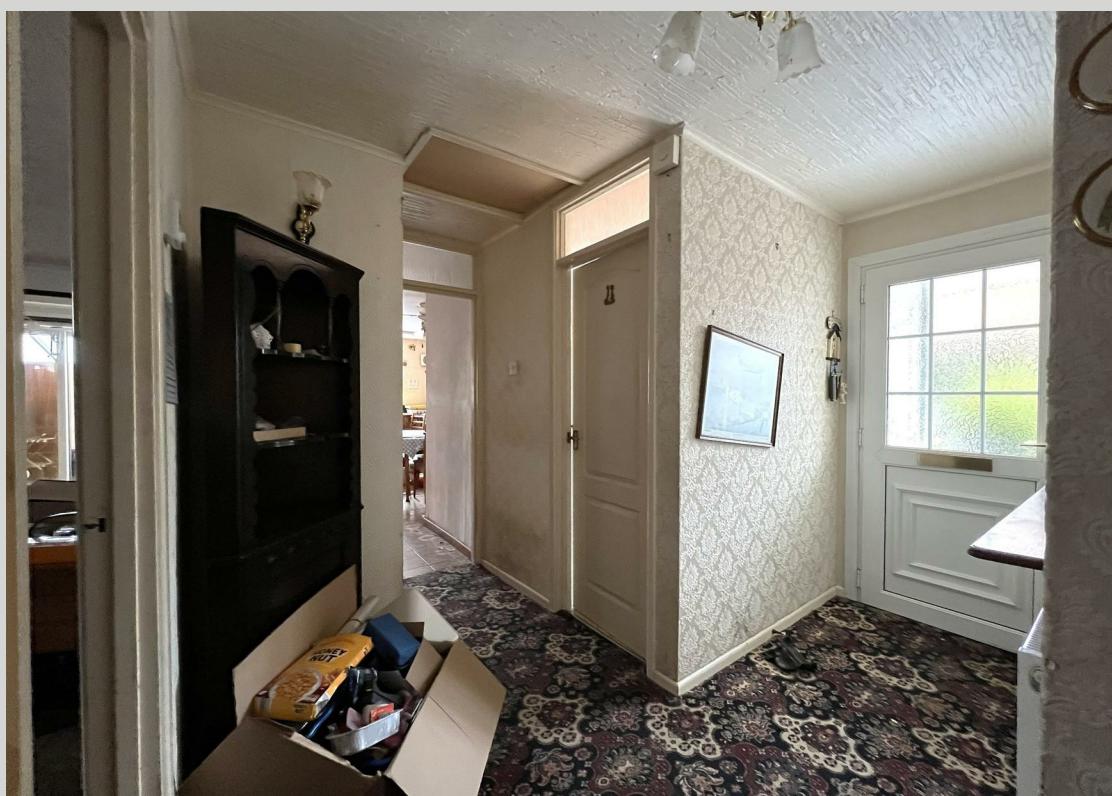
Integral Garage

Up and over garage door, power and light, external access UPVC door to the rear. Bosch combi boiler fitted in 2023, cold water tap with hosepipe fittings, electricity and gas smart meters, UPVC window.

Bedroom One

11'3" x 10'5" (3.43 x 3.18)

Window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, fitted wardrobes, power points.





Bedroom Two 11'2" x 7'5" (3.41 x 2.27)

Window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, fitted wardrobes and drawers, power points.

Bedroom Three 8'0" x 7'11" (2.46 x 2.43)

UPVC double glazed window to the side elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bathroom 8'10" x 5'6" (2.70 x 1.68)

Four piece suite comprising low level WC, hand wash basin with mixer tap, bidet, low level bath with mixer tap and shower over, tiled flooring, tiled walls throughout, UPVC double glazed opaque window to the side elevation, central heating radiator, ceiling light fitting.

Externally

Ample off road parking to the front elevation, bordered by mature shrubbery. Additional parking available in the single garage, side access is available to the rear of the property. The rear garden is mostly made up of laid to lawn and paved patio with a wooden shed for outdoor storage.

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.

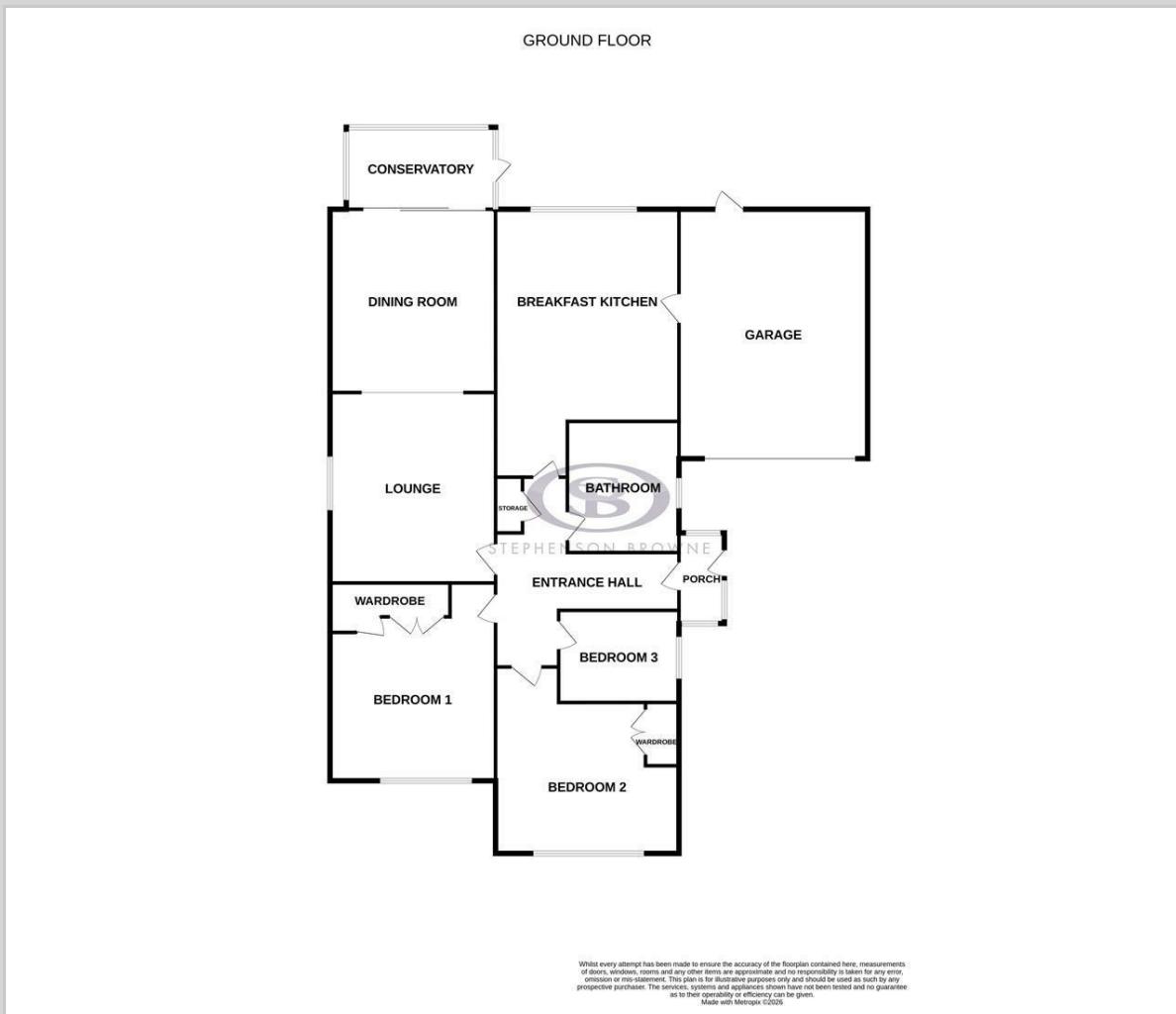
Need to Sell?

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

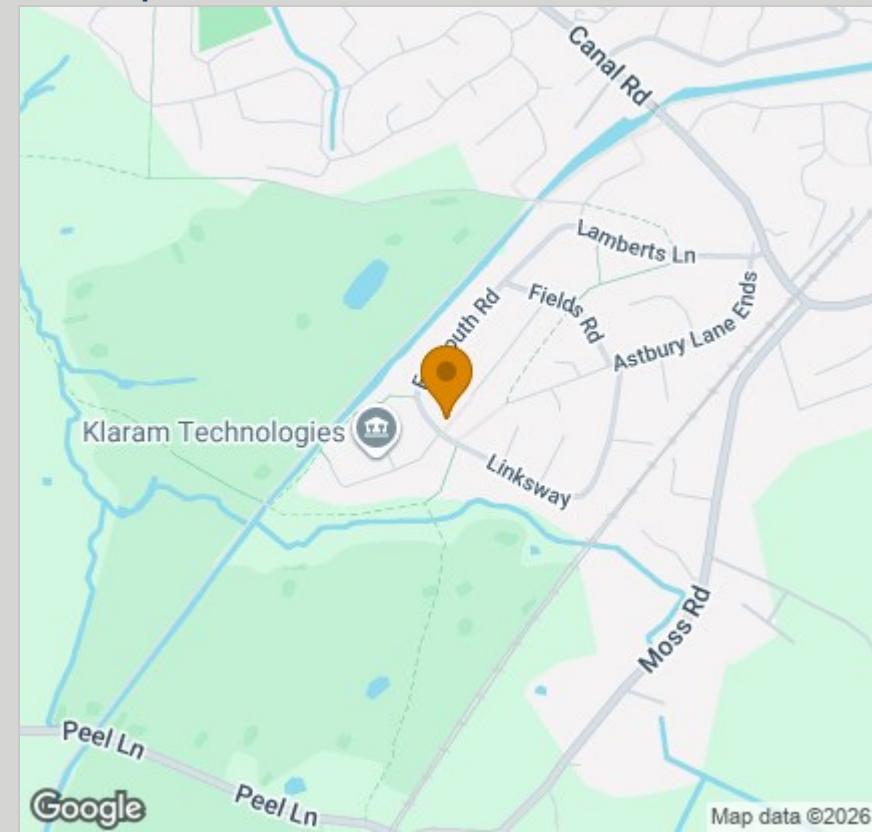
AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floor Plan



Area Map



Energy Efficiency Certificate

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

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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