



2 ELM ROAD, CONGLETON, CW12 4PR

OFFERS OVER £365,000



STEPHENSON BROWNE

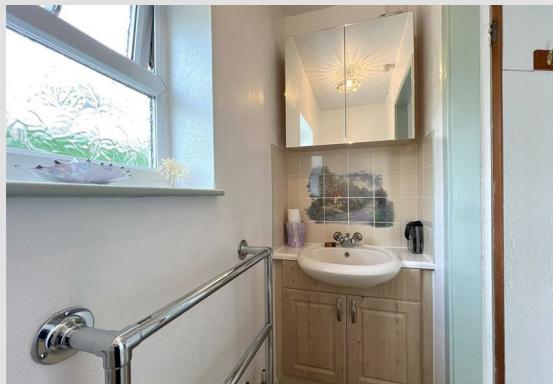
Occupying a generous corner plot in the ever-popular residential area of West Heath, this beautifully presented three-bedroom bungalow offers spacious, light-filled living throughout. Situated within walking distance of West Heath Shopping Precinct, excellent transport links, highly regarded schools, and scenic countryside walks, the property is ideally located for both convenience and lifestyle.

Upon entering the home, you're welcomed into a useful porch that leads into a spacious entrance hall. From here, there is access to a guest WC and a well-appointed dining kitchen enhanced by the current owners, offering some integrated appliances and additional space for further appliances, with direct access out to the rear garden, perfect for family meals or entertaining guests. The bright and generously sized lounge is an ideal space to relax or host, featuring large windows that allow natural light to pour in.

An inner hallway connects to three well-proportioned bedrooms. The master bedroom benefits from a charming walk-in bay window, while the second bedroom is fitted with wardrobes, drawers, and additional storage. A stylish three-piece family bathroom serves all three bedrooms.

Externally, the property continues to impress. A driveway to the front provides off-road parking and leads to a detached garage, which benefits from both light and power. To the rear of the garage, there is a separate workshop, ideal for hobbies, storage, or additional workspace.

To the right of the home, a beautifully maintained lawn with a well-kept flower bed offers attractive kerb appeal. Gated side access leads to the south-facing rear garden, a true highlight of the property, featuring a resin patio, neat lawn, and mature planting within decorative flower beds.



In the rear corner, a mature Victoria plum tree stands within a gravel area, complemented by a charming Victorian-style urn and plinth, adding character to the outdoor space. A gate leads through to the side garden, currently used as a productive vegetable patch. This area includes a Conference Pear tree, a Cross tree, flower borders, a paved path, and a greenhouse ideal for any keen gardener.

This delightful home seamlessly combines spacious interior living with beautifully maintained outdoor areas, making it a perfect choice for families, downsizers, or anyone looking to enjoy life in a quiet yet convenient location.

#### **Porch**

7'8" x 3'7"

With dual aspect double glazed windows, double glazed front door, laminate wood effect flooring providing access into the entrance hall.

#### **Entrance Hallway**

6'11" x 4'5"

Providing access into further accommodation, ceiling light fitting, carpet flooring, central heating radiator, access into the WC.

#### **Lounge**

16'11" x 11'10"

UPVC double glazed window to the front elevation, living flame gas fire with a stone style surround and a slate hearth, two ceiling light fittings, two wall light fittings, Jantex fitted carpet, central heating radiator, power points.

#### **Kitchen/Diner**

16'0" x 8'9"

Stylish fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset stainless steel sink with single drainer and mixer tap, four ring gas hob with extractor over, integrated eye level oven and grill, space for fridge freezer and washer/dryer, ample power points, ceiling light fitting, central heating radiator, external door access to the side and rear with walk in bay, tile effect flooring.

#### **WC**

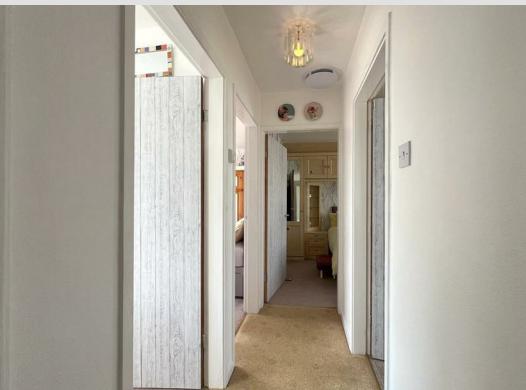
6'11" x 2'7"

UPVC frosted double glazed window to the side elevation, low level WC, hand wash basin with mixer tap and storage underneath, tiled splash back, wall mounted mirrored cabinet, chrome heated towel rail, tile effect flooring, ceiling light fitting.

#### **Inner Hall**

7'8" x 2'10"

Providing access to all three bedrooms and the main bathroom, Jantex fitted carpets, access to the loft space accessed via pull down ladders which has been fully boarded and carpeted with power and light also fitted with ventilation, ceiling light fitting.



**Bedroom One**

11'10" x 11'9"

UPVC double glazed bay window to the rear elevation, ceiling light fitting, central heating radiator, Jantex fitted carpet, power points.

**Bedroom Two**

10'11" x 10'4"

UPVC double glazed window to the front elevation, fitted bedroom furniture incorporating wardrobes, cupboards, bedside cabinets and a dressing table, Jantex fitted carpets, central heating radiator, ceiling light fitting, power points.

**Bedroom Three**

8'10" x 7'4"

UPVC double glazed window to the rear elevation, Jantex fitted carpet, ceiling light fitting, central heating radiator, power points.

**Bathroom**

7'6" x 5'0"

Three piece suite comprising low level WC, hand wash basin with mixer tap and storage available underneath, low level bath with mixer tap and electric shower over with removable shower head and shower curtain rail, fitted wall mounted mirrored cabinet, shavers port, chrome heated towel rail, tiled walls throughout, vinyl flooring, frosted UPVC double glazed window to the front elevation.

**Garage / Workshop**

17'1" x 8'1" / 7'7" x 6'1"

To the front of the garage are tri folding doors for access, UPVC double glazed window to the side elevation, offering power and light and housing the gas meter. To the workshop is a side access door and UPVC double glazed window to the rear elevation, housing work bench and base units, shelving, power and light.



## Externally

Externally, the property occupies a generous corner plot, offering off-road parking to the front which leads to a detached garage.

To the right side of the property, there is a beautifully maintained lawn featuring a well-kept flower bed at the front. Side access leads into the rear garden, which is a key highlight of the home. This main garden area includes a resin patio and a neat lawn, bordered by flower beds filled with greenery and various plants.

In the rear corner, you'll find a mature Victoria plum tree, set within a decorative gravel area and surrounded by flower beds. A charming Victorian-style urn and plinth adds a touch of character to the space.

A gate leads through to the side garden, currently used as a productive vegetable patch. This area also includes flower borders, a Conference Pear tree, a Cross tree, and a paved path providing easy access throughout. A greenhouse is also located here, ideal for gardening enthusiasts.

The current owners have added fencing to enhance privacy and security, making the garden safe and suitable for dogs or small children.

## Tenure

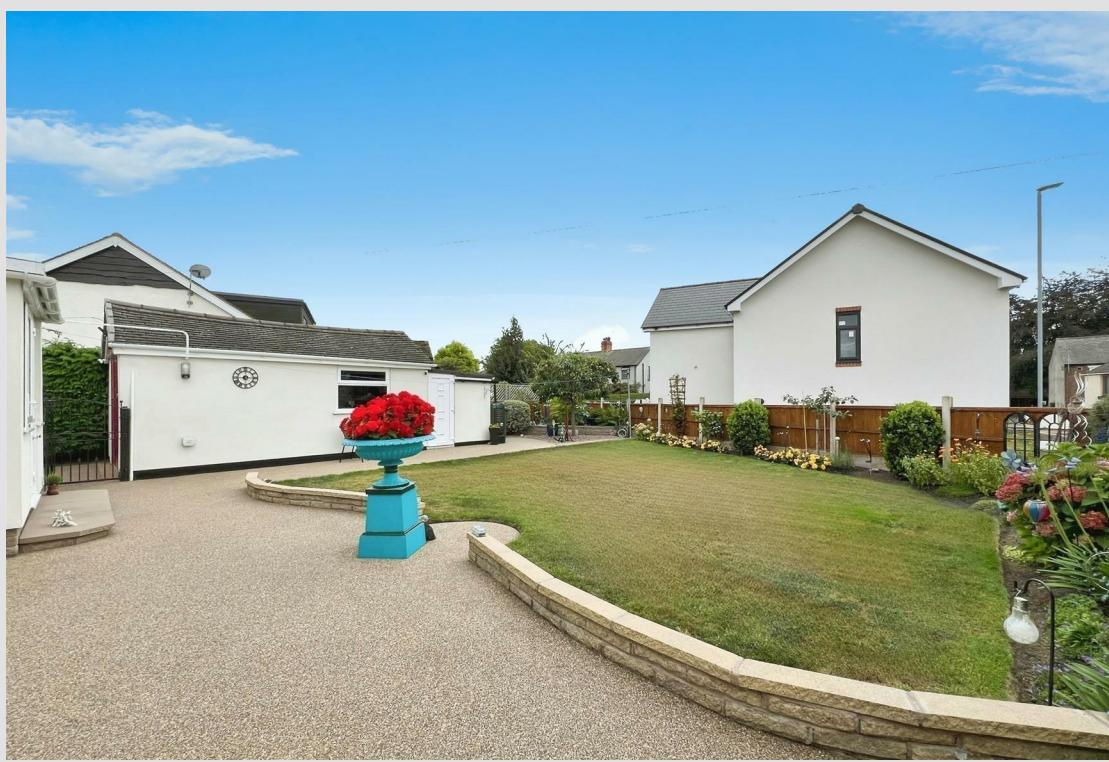
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

## Need to sell?

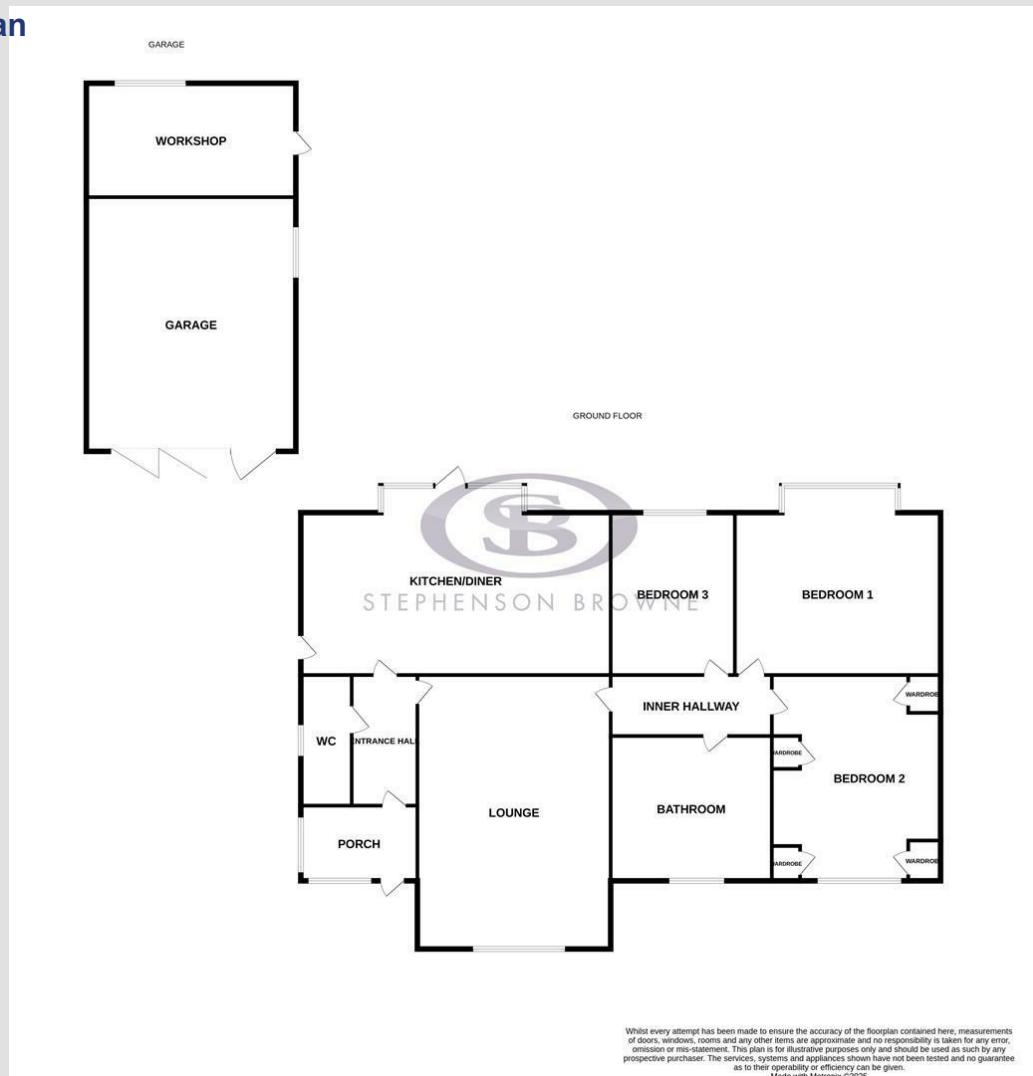
For a FREE valuation please call or e-mail and we will be happy to assist.

## AML Disclosure

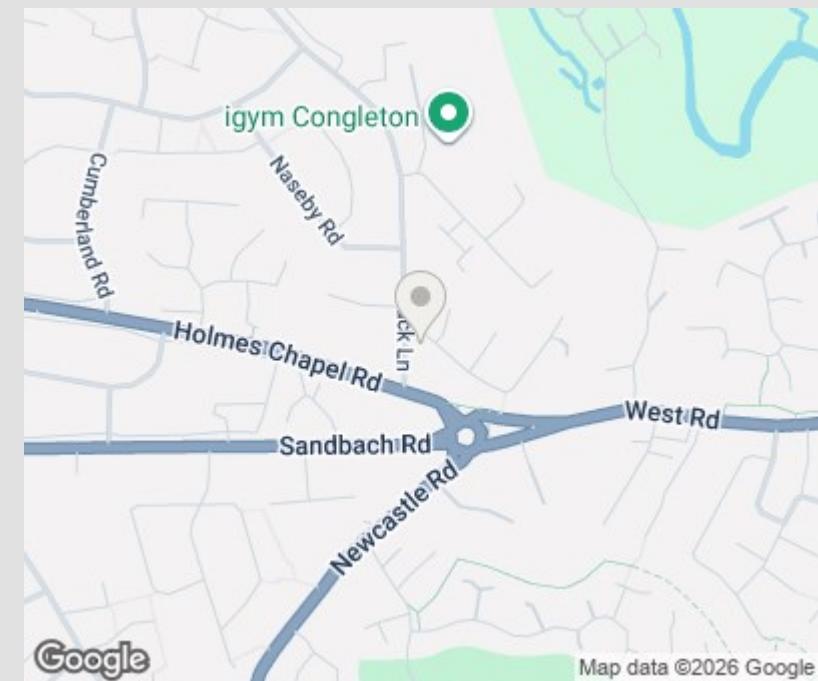
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## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
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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