



2C HEATH ROAD, CONGLETON, CW12 4LF

£270,000



STEPHENSON BROWNE

This beautifully maintained two-bedroom semi-detached dormer bungalow, built in 2005, occupies an attractive corner plot in a highly convenient location. With West Heath Shopping Centre right on the doorstep, the property offers easy access to a wide range of amenities and is within walking distance of local bus routes. Outdoor enthusiasts will also appreciate the close proximity to Astbury Mere and Astbury Garden Centre, providing lovely walks and leisure opportunities nearby.

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to all ground-floor accommodation and sets the tone for the generous living space throughout. The light and airy lounge features a charming fireplace and leads seamlessly through to the conservatory, creating an ideal space for relaxing or entertaining while enjoying views over the garden. Positioned to the rear of the property, the well-appointed kitchen offers a range of integrated appliances and newly installed boiler, along with ample space for a breakfast table and chairs.

The ground floor continues to impress with a second bedroom benefitting from built-in wardrobes, a main bathroom fitted with a three-piece suite, and two useful storage cupboards located off the hallway.

To the first floor, the principal bedroom provides a comfortable and private retreat, featuring extensive fitted wardrobes along one side of the room, additional eaves storage, and access to a private en-suite fitted with a three-piece suite and housing the airing cupboard.

Externally, the property enjoys off-road parking and a single garage with parking also available. Gated side access leads to the wrap-around garden, which is predominantly laid to lawn and bordered by mature hedging and fencing, offering a good degree of privacy. A paved patio area provides the perfect space for outdoor seating during the summer months, while a wooden shed to the rear offers practical outdoor storage.



Don't miss the chance to make this home your own and experience the epitome of comfortable living in a prime location, call the office today for that all important viewing!

GROUND FLOOR

Hallway

External front door, wood effect flooring, ceiling spotlights, central heating radiator with radiator cover, power points, access to all ground floor accommodation and stair access to first floor accommodation.

Lounge

15'10" x 11'9"

UPVC double glazed window to the front elevation, gas feature fireplace, carpet flooring, central heating radiator, ample power points, ceiling spotlights, sliding patio doors with access into the conservatory.

Conservatory

14'9" x 7'2"

Brick built conservatory, polycarbonate roof, UPVC double glazed windows to the front, rear and side elevation, external access door out into the garden, tiled flooring, two wall light fittings, power points.



Kitchen

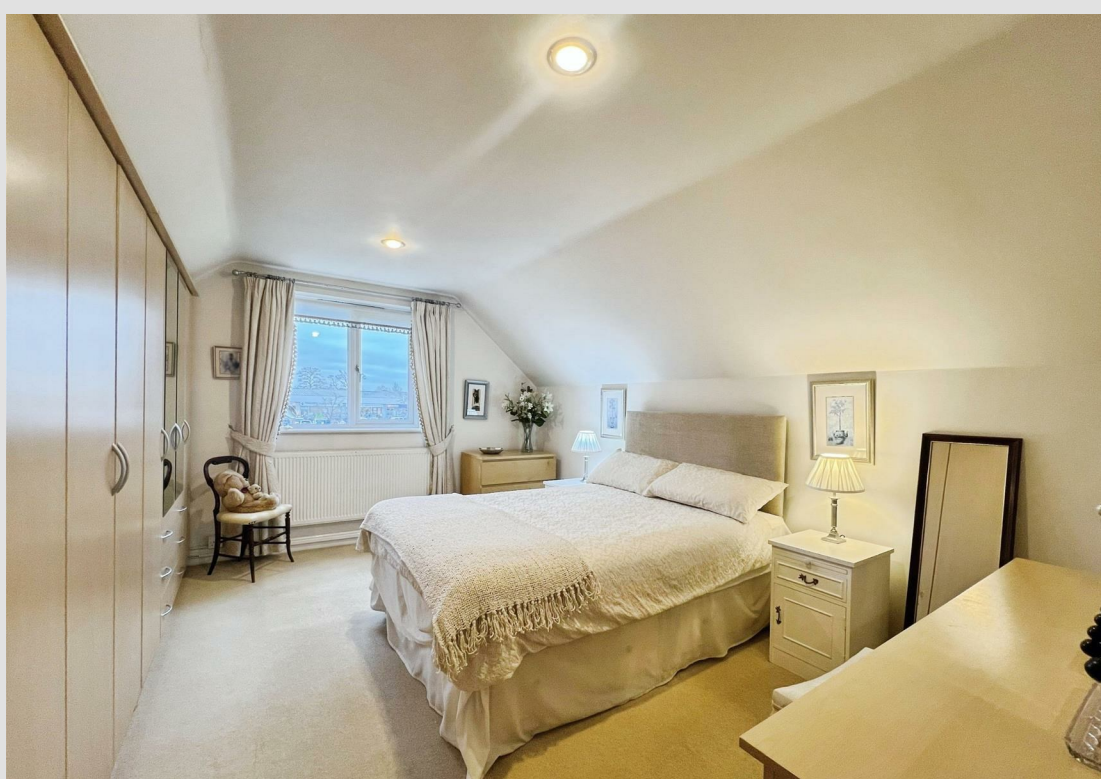
11'8" x 8'0"

Fitted kitchen comprising wall and base units with work surface over, tiled splash back, sink with double drainer and mixer tap, integrated double oven, gas hob with extractor over, integrated fridge freezer, dishwasher, central heating radiator, tiled flooring, UPVC double glazed window to the side and rear elevation, external access door out into the garden, ample power points, ceiling spotlights.

Bedroom Two

9'10" x 9'3"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, fitted wardrobes, ample power points.



Bathroom

8'1" x 6'4"

Three piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap and shower head attachment, tiled splash back, tiled flooring, chrome heated towel rail, extractor fan, wall light fitting, ceiling spotlights.



FIRST FLOOR

Bedroom One

14'3" x 11'7"

UPVC double glazed window to the side elevation, built in wardrobes, ceiling spotlights, carpet flooring, central heating radiator, direct access into the en suite.

En Suite

9'3" x 6'7"

Three piece suite comprising low level WC, hand wash basin with mixer tap, walk in electric shower with removable shower head and tiled splash back, tiled flooring, ceiling spotlights, central heating radiator, extractor fan, storage cupboard, UPVC double glazed Velux window.

Externally

Paved steps lead to the front door, with side access into the garden. The property sits on a corner plot, with a wraparound garden mainly laid to lawn and enclosed by fencing, hedging and greenery. There is a paved patio area ideal for outdoor seating, along with a wooden shed to the rear for storage. The property also benefits from off-road parking, with a space in front of the garage and an additional parking available in the garage.

Garage

17'1" x 8'10"

Up and over garage door, power and light, space for storage in the roof.

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?

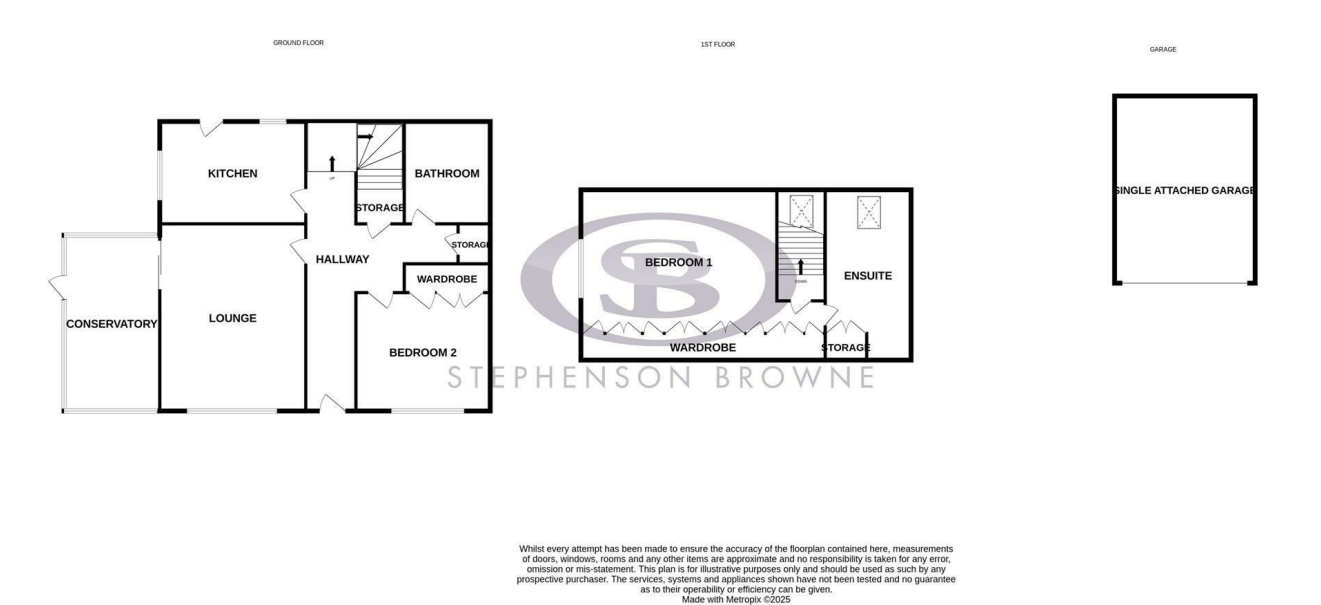
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

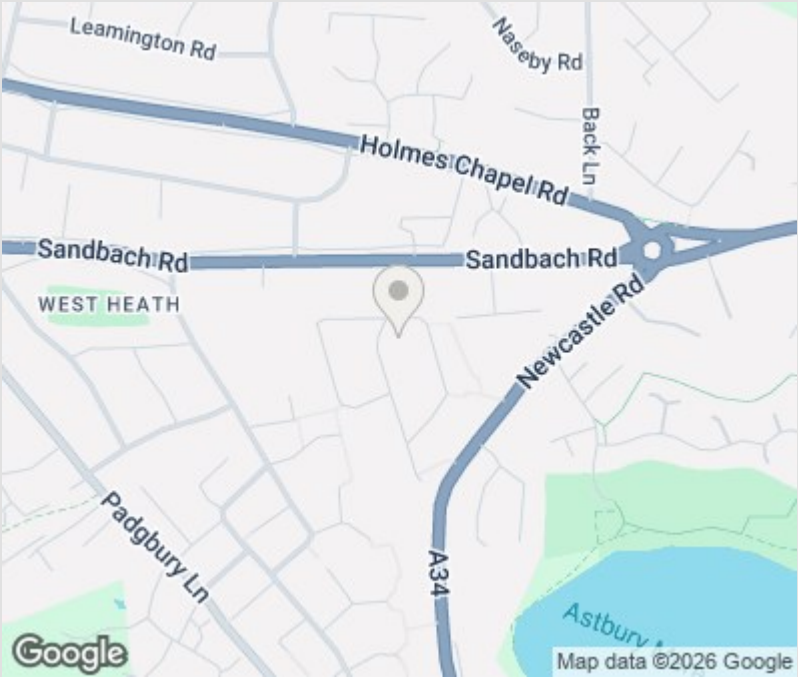
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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 Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64