



30 BROOKLANDS ROAD, CONGLETON, CW12 4LU

OFFERS OVER £250,000



STEPHENSON BROWNE

NO CHAIN! Stephenson Browne are delighted to bring for sale this three bedroom detached property, enjoying a premium position within West Heath in a highly popular residential area, close to a variety of amenities including West Heath shopping precinct, Quinta Primary School and Congleton High School. Brooklands Road is a wonderful home for a variety of buyers.

The property sits on a sizable plot with great potential to extend (subject to the relevant planning) above the garage with scope to make this a larger family home depending on your needs. The property also benefits from added privacy with open rear aspect overlooking playing fields.

Accompanying this spacious home are a range of noteworthy features, including: gas central heating (boiler only 3 years old) and UPVC double glazing throughout. Internally you are welcomed into an entrance hall giving access to the spacious living/dining room and good size kitchen with utility area and integral access into the garage. The dining area has sliding doors to the rear leading into the conservatory, overlooking and providing access to the garden.

To the first floor is a landing with access to the three bedrooms and the modern family bathroom.

Externally the property hosts a driveway providing ample off-road parking leading to the single garage with a hedged border providing privacy to the front of the property. At the rear is an enclosed garden with paved patio, lawn and gravelled area with a range of shrubs and bushes, a great space to make the most of the upcoming summer months.

An early viewing is highly recommended to appreciate what this property has to offer.

Entrance Hall

UPVC entrance door with double glazed opaque glass windows to either side, stairs to first floor accommodation, access into the living/dining room and radiator.

Living/Dining Room

21'1" max x 14'6" max (6.44m max x 4.42m max)
UPVC double glazed window to the front elevation, open plan into the dining area, UPVC double glazed sliding doors to the rear and two radiators.

Kitchen

18'11" x 9'7" max (5.79m x 2.93m max)
Fitted kitchen comprising of wall and base units with work surface over, built in stainless steel sink with drainer, eye level oven and induction hob with extractor fan over, space for fridge/freezer, washing machine and tumble dryer, tile splash backs, tile effect flooring, two UPVC double glazed windows to the rear elevation, UPVC door leading to the rear garden and radiator. Door into the garage.





Integral Garage

16'0" x 8'11" (4.88m x 2.74m)

Spacious garage with up and over door, power and light.

Conservatory

10'4" x 8'10" (3.16m x 2.71m)

Overlooking the rear garden, UPVC double glazed windows to the side and rear elevations and UPVC double glazed door to the side elevation.

Landing

UPVC double glazed window to the side elevation, airing cupboard housing BAXI boiler only 3 years old and access to all first floor accommodation.

Bedroom One

10'11" x 10'7" (3.33m x 3.24m)

UPVC double glazed window to the front elevation and radiator.

Bedroom Two

9'9" x 9'3" (2.98m x 2.82m)

Built in storage, UPVC double glazed window to the rear elevation and radiator.

Bedroom Three

7'0" x 6'0" (2.15m x 1.83m)

UPVC double glazed window to the front elevation and radiator.

Bathroom

8'3" x 5'5" (2.52m x 1.66m)

Modern fitted bathroom comprising pedestal hand wash basin, low level WC and bath with shower over, part tiled walls, tile effect flooring, towel radiator and two UPVC double glazed opaque windows to the rear and side elevation.

Externally

Externally the property hosts a driveway providing ample off-road parking leading to the single garage with a hedged border providing privacy to the front of the property. At the rear is an enclosed garden with paved patio, lawn and gravelled area with a range of shrubs and bushes, a great space to make the most of the upcoming summer months.

Tenure

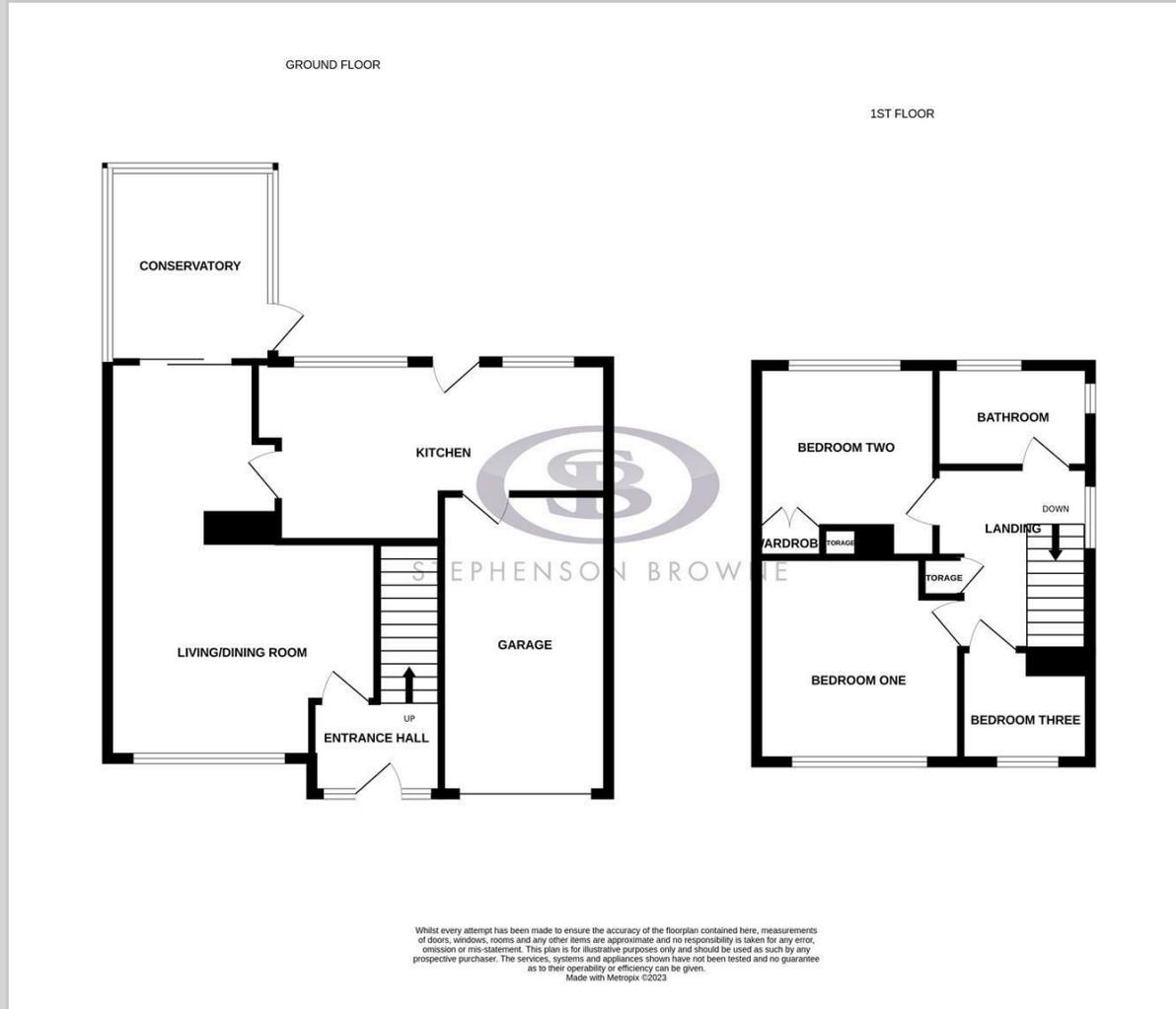
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

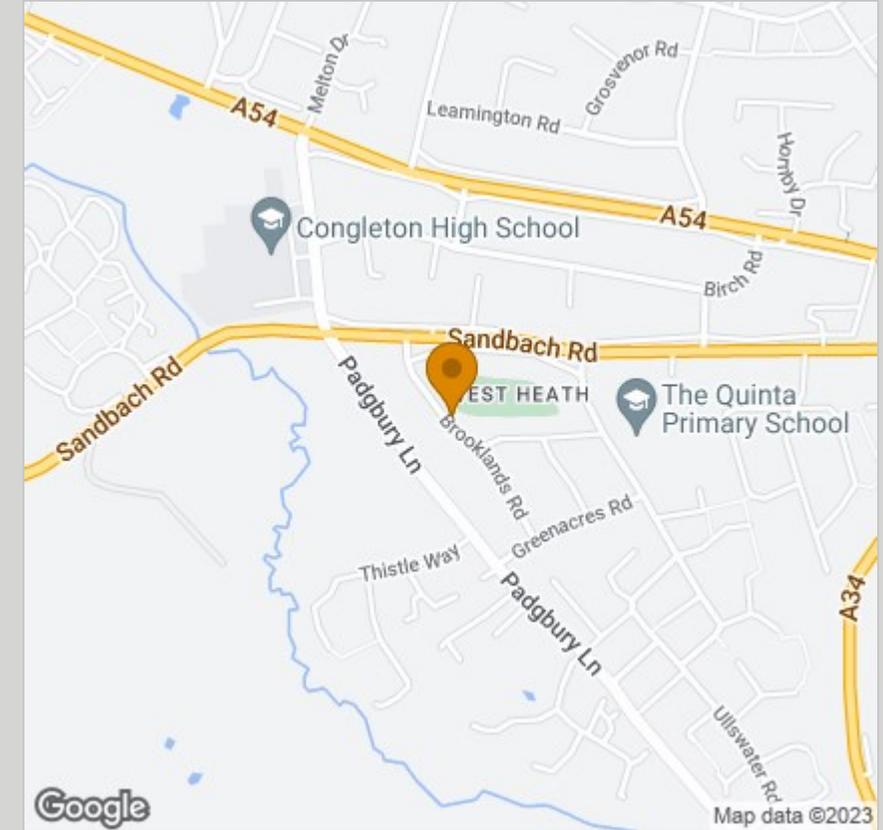
For a FREE valuation please call or e-mail and we will be happy to assist.



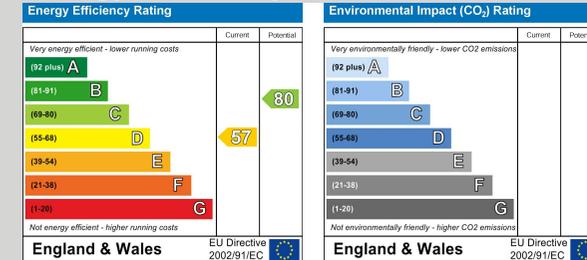
Floor Plan



Area Map



Energy Efficiency Certificate



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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