



6 MARTON CLOSE, CONGLETON, CW12 2HS

£325,000



STEPHENSON BROWNE

Tucked away in a quiet and exclusive cul-de-sac in the ever-popular Lower Heath area of Congleton, this fabulous bungalow offers far more than first impressions might suggest. Recently refurbished and redecorated, the property provides beautifully presented and generously proportioned accommodation throughout, including two excellent bedrooms, a welcoming lounge, a modern dining kitchen and a stylish bathroom. The current vendors have thoughtfully cosmetically enhanced the home throughout, creating a truly turn-key, move-in-ready property that will appeal to a wide range of buyers.

One of the property's most impressive features is its exceptional outdoor space. The bungalow is set within wonderfully private, immaculately maintained gardens, enhanced by new external fencing and mature greenery that create a peaceful and secluded retreat, perfect for both relaxing and entertaining. To the front, generous off-road parking leads to the attached garage, with an additional parking space available, while convenient access to both sides of the property further enhances practicality without compromising its sense of space and exclusivity.

Worthy of note are the significant improvements carried out in recent years on the property, including a full rewire (November 2015), a new roof (May 2019) and a new boiler (June 2025), offering reassurance and peace of mind for the next owner. Lower Heath is a highly regarded residential area, well known for its quiet surroundings while still benefiting from excellent local amenities. Positioned on the north side of Congleton, the location offers superb access to Macclesfield, Manchester and beyond, making this an ideal home for both commuters and those seeking a peaceful yet well-connected setting.

Dining Kitchen

20'9" x 9'1" (6.35 x 2.78)

Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, integrated double oven, four ring hob and extractor over, fridge freezer, space and plumbing for a washer dryer, wooden flooring throughout, external side entrance door, dual aspect UPVC double glazed windows, two central heating radiators, ceiling spotlights, ceiling light fitting over the dining area, ample power points throughout, built in larder storage cupboard.

Lounge

15'11" x 11'5" (4.86 x 3.48)

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

Inner Hall

Providing access to all accommodation, ceiling light fitting, carpet flooring, access to the loft void, heating thermostat.





Bedroom One
11'5" x 10'1" (3.50 x 3.08)

Sliding patio doors out into the rear garden, ceiling light fitting, carpet flooring, fitted wardrobes, vertical central heating radiator, ample power points.

Bedroom Two
12'1" x 9'1" (3.70 x 2.77)

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

Shower Room
8'0" x 5'3" (2.45 x 1.62)

Three piece suite comprising low level WC, hand wash basin with mixer tap and storage underneath, walk in mixer shower with glass shower screen and removable shower head, tiled walls and flooring throughout, ceiling spotlights, access into the airing cupboard, UPVC double glazed opaque window to the side elevation, extractor fan.

Garage
16'4" x 8'3" (4.99 x 2.52)

Up and over garage door, power and light, external rear access door and UPVC double glazed window.

Externally

Externally, the front of the property features a tarmac driveway and decorative stone area providing off-road parking for two vehicles, bordered by a mature hedge for added privacy. New fencing has been installed to the front and side, and there is convenient side access available down both sides of the property, along with access into the garage.



The rear garden is beautifully maintained and thoughtfully arranged, offering a paved patio area ideal for outdoor seating and entertaining. Beyond this is a further lawned section, complemented by decorative stone gravel beds to either side and along the rear, all well stocked with mature plants and trees. The garden is completely private and secluded, enclosed by established greenery that creates a peaceful setting. Steps lead up to the sliding patio doors of bedroom one, and there is also direct access into the garage from the garden.

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?

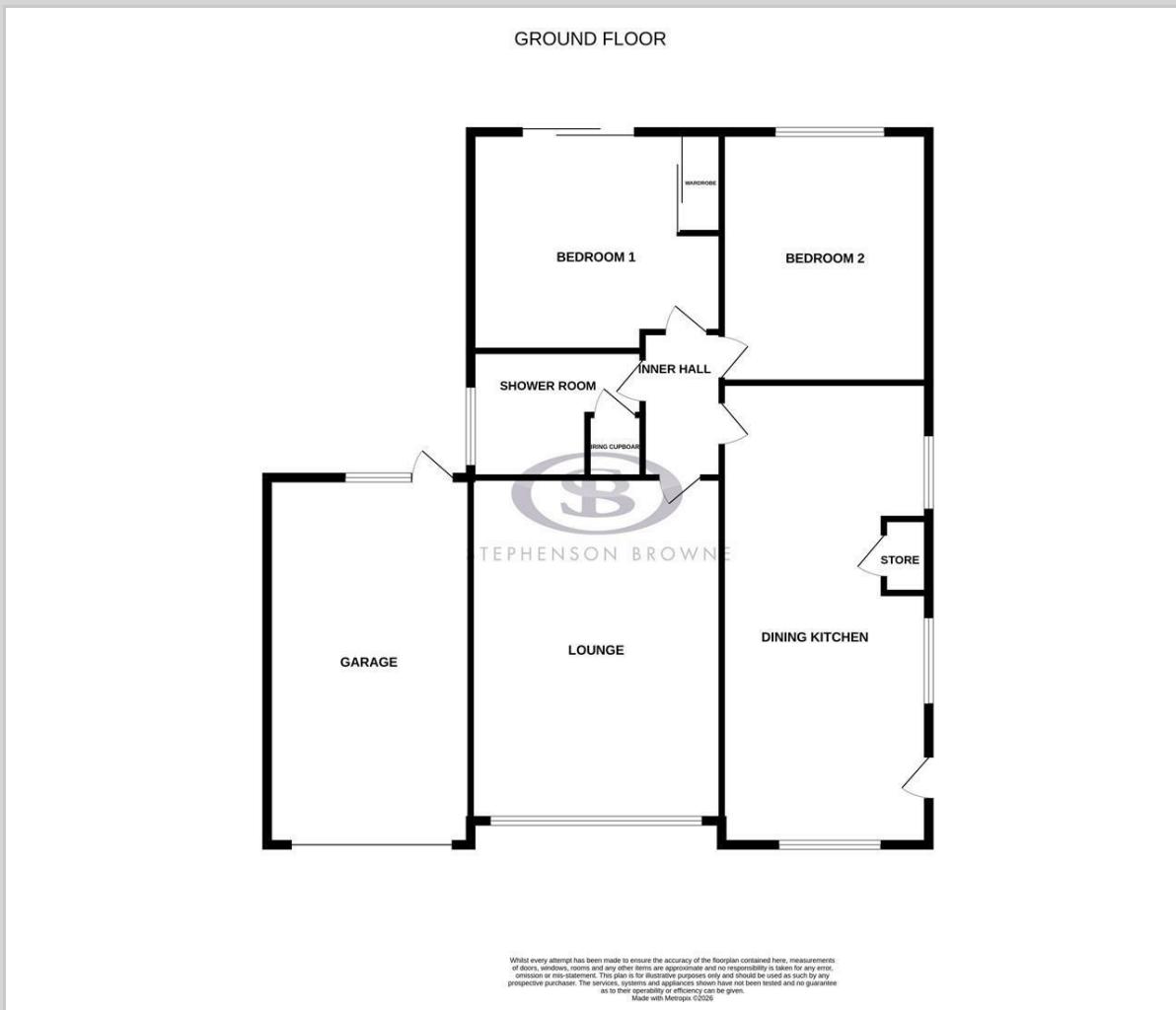
For a FREE valuation please call or e-mail and we will be happy to assist.

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.



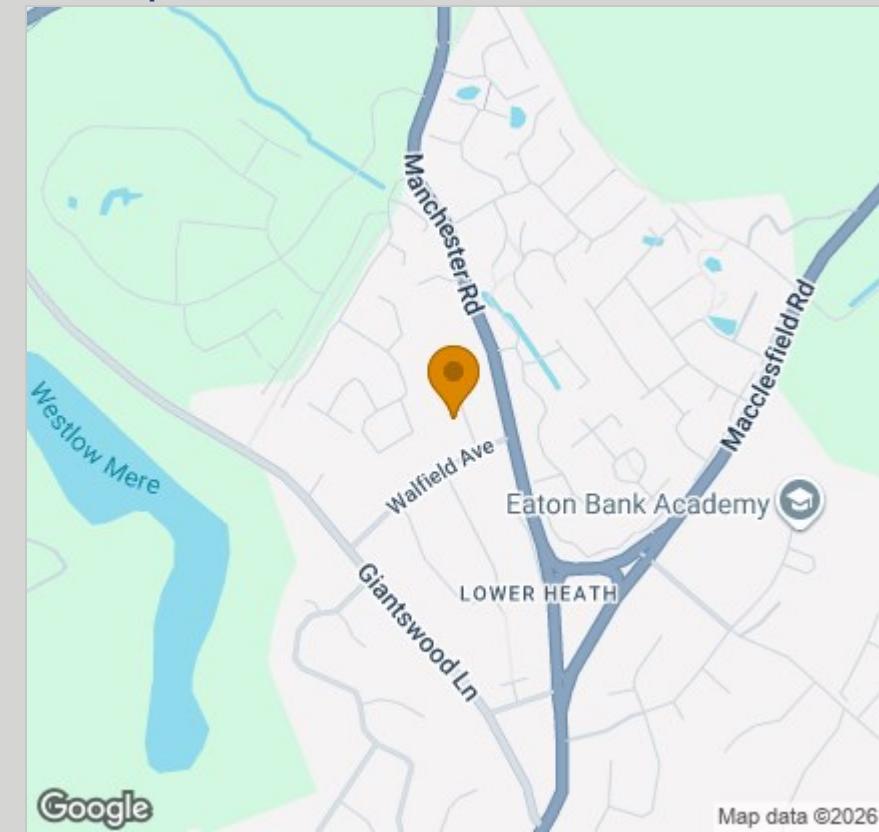
Floor Plan



Viewing

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

Area Map



Energy Efficiency Certificate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current			Potential
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			
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			