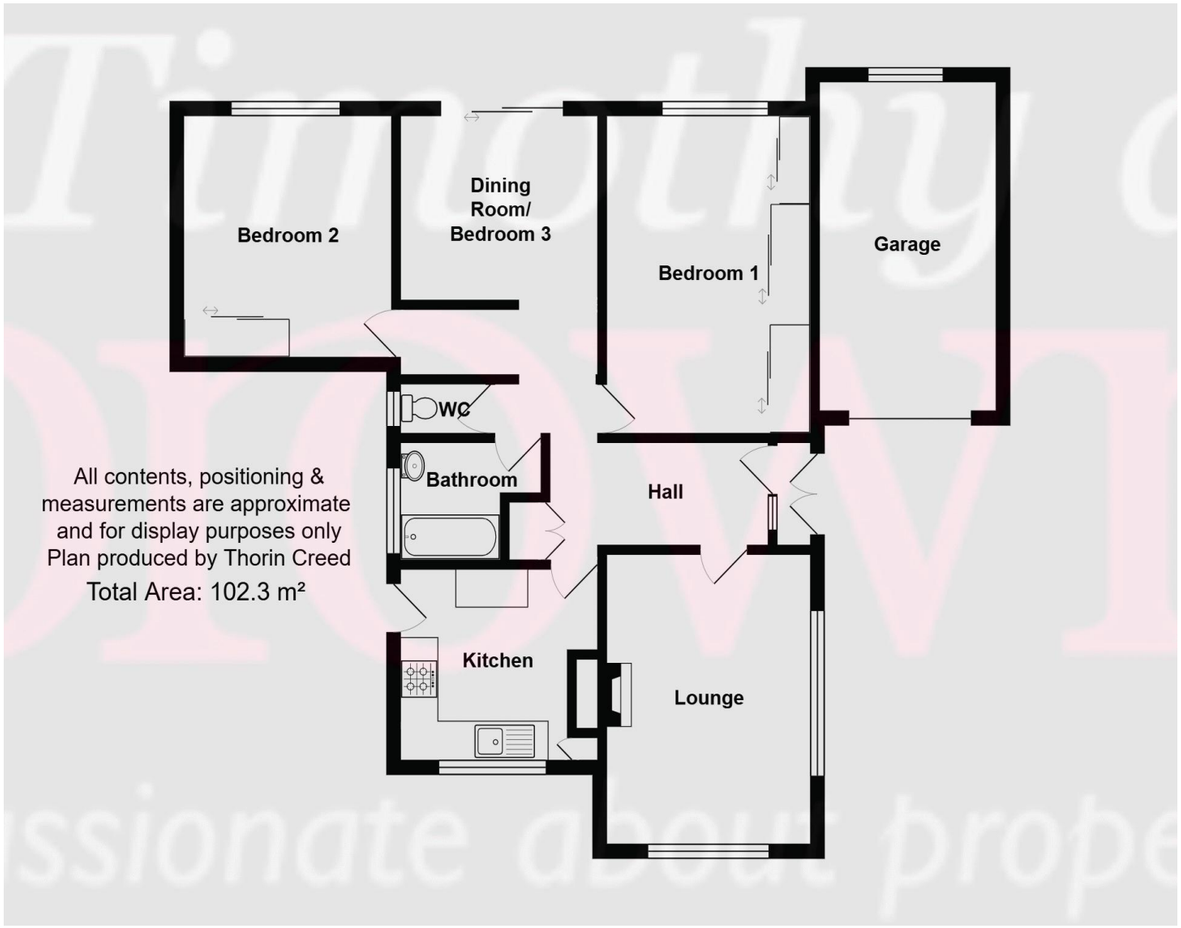


Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk









14 Dorset Close,

Congleton, Cheshire CW12 1LU

Selling Price: £365,000

- EXTENDED DETACHED BUNGALOW IN A SOUGHT-AFTER CUL-DE-SAC POSITION
- FRESHLY DECORATED WITH NEW CARPETS THROUGHOUT
- GENEROUS LOUNGE & FITTED KITCHEN
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- VERSATILE THIRD BEDROOM OR DINING ROOM WITH PATIO DOORS
- AMPLE OFF-ROAD PARKING, DRIVEWAY & ATTACHED GARAGE
- PRIVATE REAR GARDEN WITH PATIO & LAWNED AREAS
- WALKING DISTANCE TO THE TOWN CENTRE, SCHOOLS & AMENITIES
- NO ONWARD CHAIN

NO CHAIN - VIEWING ESSENTIAL

Occupying an enviable position at the end of a small cul-de-sac and enjoying an elevated plot, this freshly decorated and newly carpeted extended bungalow offers an excellent location within easy walking distance of the town centre, Barn Road amenities, schools for all ages and delightful countryside walks. The property also benefits from convenient access to the nearby link road, providing excellent commuter links to Macclesfield, Manchester and beyond.

This much-loved home is coming to the market for the first time since it was built. Constructed of cavity brick elevations and benefiting from PVCu double glazing and gas-fired central heating, the accommodation briefly comprises an entrance porch, reception hall, generous lounge, fitted kitchen, bathroom, separate WC, two double bedrooms with fitted wardrobes, and a versatile third bedroom which could also serve as a dining room, featuring patio doors opening onto the rear garden.

Externally, the front of the property is laid mainly to lawn and incorporates a block-paved driveway providing ample off-road parking, together with a further driveway leading to the attached single garage. To the side of the property is an enclosed paved patio area, whilst a gate beside the garage provides access to the rear garden. The rear garden enjoys a patio seating area, lawn and established boundaries of hedging and timber fencing, creating a pleasant and private outdoor space.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : PVCu double glazed double doors to:

PORCH : Timber and glazed door to:

HALL : Door to large cupboard with slatted shelving and combi gas central heating boiler. Central heating radiator. Doors to principal rooms.

LOUNGE 15' 0'' x 12' 0'' (4.57m x 3.65m): PVCu double glazed windows to front and side aspects. Central heating radiator.

KITCHEN 10' 0'' x 10' 7'' (3.05m x 3.22m): PVCu double glazed window to front aspect. Fitted with a range of oak-style eye level and base units with laminated worktops having stainless steel single drainer 1.5 bowl sink unit inset with mixer tap. Space and plumbing for washing machine and tumble dryer. Space for cooker. Tiled splashbacks. Fitted cupboard. PVCu double glazed door to outside.

BEDROOM 1 REAR 16' 6'' x 10' 11'' max 8' 9'' min (5.03m x 3.32m max 2.66m min): PVCu double glazed window. Central heating radiator. Full length fitted wardrobes with sliding doors, two sections being mirror fronted.

BEDROOM 2 REAR 12' 6'' x 11' 2'' (3.81m x 3.40m): PVCu double glazed window. Double wardrobes with mirror fronted sliding doors.

BEDROOM 3/DINING ROOM 10' 7'' x 9' 6'' (3.22m x 2.89m): Sliding PVCu double glazed patio window. Central heating radiator.

BATHROOM : PVCu double glazed opaque window. Panelled bath with mixer shower tap and curtain over. Pedestal wash hand basin. Central heating radiator. Half tiled walls.

SEPARATE W.C. : PVCu double glazed window. Low level W.C.

Outside :

FRONT & SIDES : Open plan lawn with low level wall and perimeter hedge/bush to the front boundary. Path to side of lawn with hardstanding for car parking, leading to gate and side patio area. Long driveway to other side of lawn terminating at the single garage. Left side patio area. Path and gate to right side of the garage leading to the rear.

REAR : Patio area and paths leading onto lawn with borders and low level rear boundary hedge. Timber fence panels to side boundaries.

GARAGE 17' 0'' x 9' 6'' (5.18m x 2.89m) internal measurements: Up and over door. Power and light. Work bench to rear.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 1LU

Energy performance certificate (EPC)

14 Dorset Close CONGLETON CW12 1LU	Energy rating **D**	Valid until:	**9 November 2036**
		Certificate number:	**9008-3968-2209-0176-2204**

Property type	Detached bungalow
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60







