



23 Brooklands Road, Congleton, Cheshire, CW12 4LT

£220,000

- Two Bedroom Semi Detached Bungalow
- Modern Family Bathroom
- Walking Distance To The Local Amenities Of West Heath Shopping Centre
- Highly Sought After Location Of West Heath
- Good Size Frontage With Ample Off Road Parking
- Close Proximity To Astbury Mere Country Park
- Lounge With Feature Fireplace & Separate Kitchen
- Lawned Gardens And Patio Area To The Rear
- Offered With No Upward Chain

23 Brooklands Road, Congleton CW12 4LT

NEW INSTRUCTION

Situated in a desirable and well-established residential area, Brooklands Road offers an excellent opportunity to acquire a well-presented two-bedroom semi-detached bungalow placed within easy reach of West Heath shopping village and the local amenities of Congleton town centre offering an array of coffee shops, wine bars and eateries to suit.



Council Tax Band: B



Upon entering, the property benefits from a bright and welcoming layout, featuring a living room with feature fireplace, a well-proportioned kitchen, and two comfortable bedrooms offering flexibility for use as guest accommodation, a home office, or additional living space. A neatly appointed bathroom suite completes the internal accommodation.

Externally, the bungalow sits proudly on a substantial size plot with an attractive lawned frontage and an ample off-road parking, to the rear there is a low maintenance lawned garden and flagged patio area, presenting a secluded setting all year round.

The peaceful and convenient location places shops, bus routes, countryside walks with Astbury Mere Country Park within close proximity and essential services also within easy access making it an ideal home for downsizers, first-time buyers, or those seeking single-level living.

This appealing semi-detached bungalow is offered to the market with a strong potential for modernisation or enhancement to suit individual tastes. Offered with no upward chain an early viewing is highly recommended to fully appreciate the opportunity on offer.

Living Room

18'6" x 12'0" maximum

Having double glazed bay window, to the front aspect two radiators, feature fireplace housing a coal effect gas fire, tiled hearth and surround,

Kitchen

11'4" x 8'5"

Having a double glazed window to the side aspect and a double glazed door to the front of the property.

Comprising of a range of wall cupboard and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer ,integrated electric oven and grill, built in four ring gas hob with extractor fan and lighting over, space for fridge freezer, plumbing for a washing machine, radiator, Wood effect flooring,

Inner Hallway

Built in storage cupboard and loft access.

Bedroom One

11'4" x 10'0"

Having double glazed window to the rear aspect , radiator.

Bedroom Two

9'10" x 9'0"

Having a double glazed door to the rear, radiator.

Bathroom

6'7" x 5'5"

Having a obscured double glazed window to the side aspect.

Comprising of a modern white three piece suite featuring a panel bath with integral shower over with screen, wall mounted wash hand basin, low level WC. Part tiled walls and fully tiled flooring, recessed spot lights, extractor fan and a chrome heated towel rail.

External

Set in a generous plot with ample off the road parking for several vehicles, lawned garden area with fenced and flower bed borders to the front. To the rear there is a spacious garden with hedgerow and fenced borders, paved patio seating area, lawned garden area, wooden garden shed and glass greenhouse.



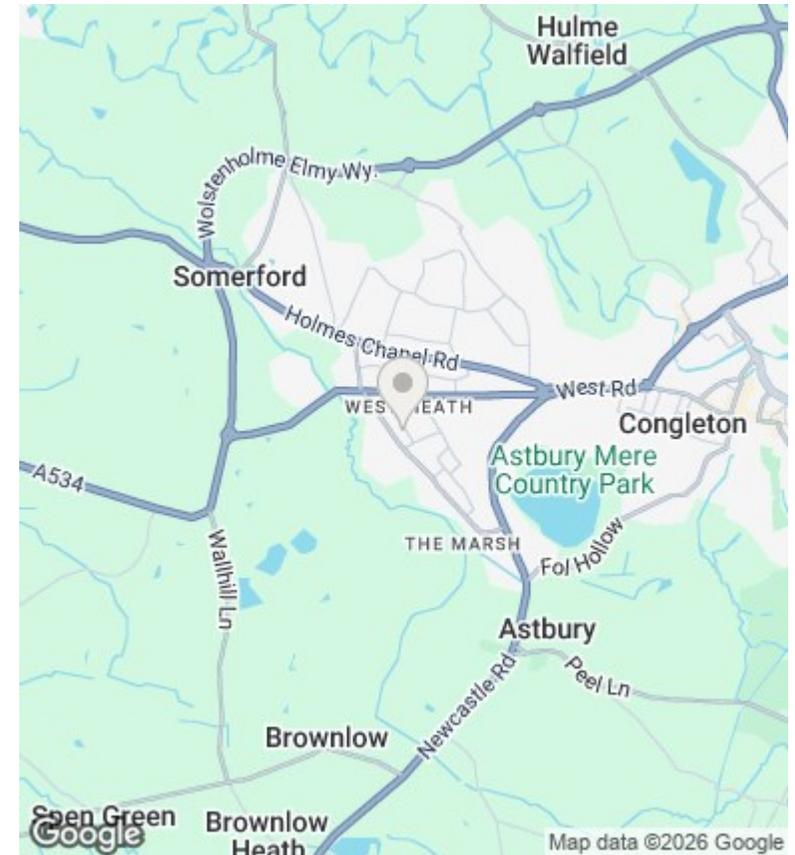




Ground Floor

Total Area: 57.0 m²

All contents, positioning & measurements are approximate and for display purposes only



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	