

Hill Crest 35 Buxton Road Congleton Cheshire CW12 2DU



Red Dot are pleased to offer for sale this traditional detached bungalow which is bursting with many original features to include Minton tile floor, high skirting boards, original fireplaces, picture rails and sits within a large sunny plot.

The property in brief comprises; hallway with original Minton tile floor, lounge with open fire, kitchen with multi fuel log burner, two bedrooms, bathroom and study/third bedroom. There is an outbuilding used as a utility room. Gardens to all sides, sloping woodland area and off road parking for several vehicles (ideal for anyone with a caravan/motorhome).

This gem of a property has the added advantage of being within walking distance of Macclesfield canal and Biddulph Valley Way, ideal for dog walking and cycling.

Hill Crest is set within the popular town of Congleton which boasts a thriving high street and business park. Also many facilities such as large supermarkets, train station, library, leisure centre and a beautiful Victorian park. The area has excellent schools and is within easy reach of Macclesfield, Holmes Chapel, Buxton and Sandbach M6.

£199,950

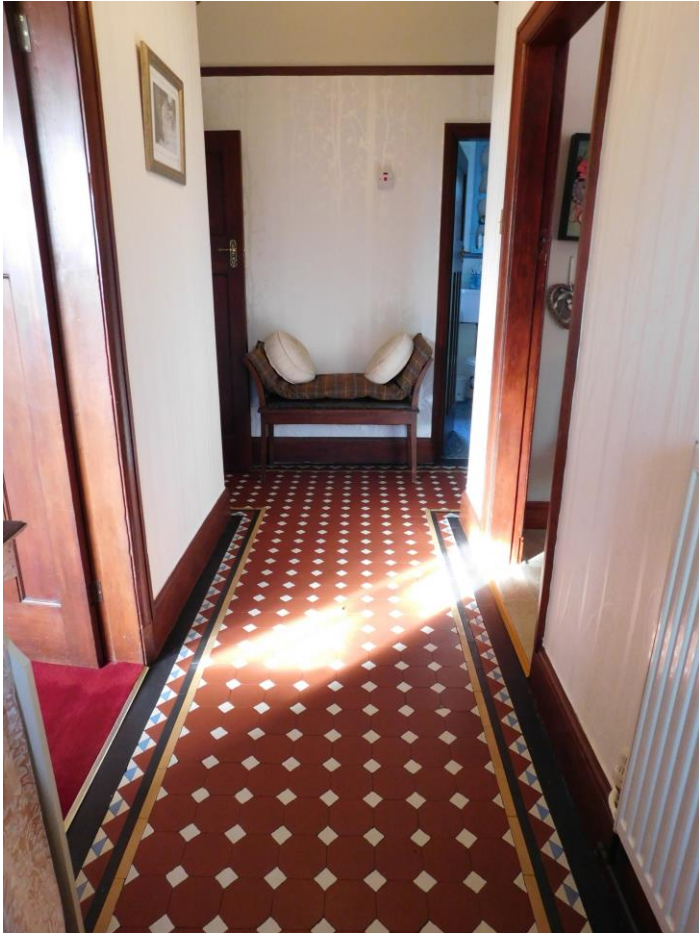
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Entrance

Covered entrance with Minton tile step, stain glass leaded wooden front door.

Hallway

Fabulous Minton tile flooring, picture rail, ceiling light point, radiator, consumer unit, smoke detector and telephone point.



Lounge 14'0 (into bay) x 12'4"

Walk in bay window with original stain glass and leaded lights. Picture rail, open fire with Mahogany surround and teapot brown hand painted H&E Smith tiles. Built in cupboard to the side of the fireplace, ceiling light point, radiator.

Kitchen 9'10" x 10'09" (excluding bay)

Very much the heart of the home with multi fuel log burner (made by AGA) and granite hearth, servicing hot water and central heating (immersion back up). Walk in box bay window to the rear elevation, quarry tile flooring.

Freestanding Oak country kitchen units with double enamel butlers sink and brass tap with base cupboards below. Space for cooker, built in shelving, picture rail, quarry tiled flooring.



Pantry

Shelving, quarry tiled flooring, window to the rear elevation.

Master Bedroom 12'04" x 14'0 (into bay) narrowing to 11'02"

Walk in splay bay with stain glass leaded window to the front elevation, picture rail, ceiling light point, radiator, cupboard with shelving.



Bedroom Two 10'10" x 9'05"

Window to the rear elevation, small tiled vintage open fireplace, picture rail, radiator.

Bathroom

Panel bath with electric shower over and shower attachment to the taps, imperial pedestal wash hand basin and low level W/C. Partially tiled walls, window to the rear elevation, ceiling light point, radiator. Loft access and airing cupboard with shelving.

Room 16'07" x 7'06"

Velux roof light, window to the front elevation and double-glazed French doors to the rear garden, beams to the ceiling.

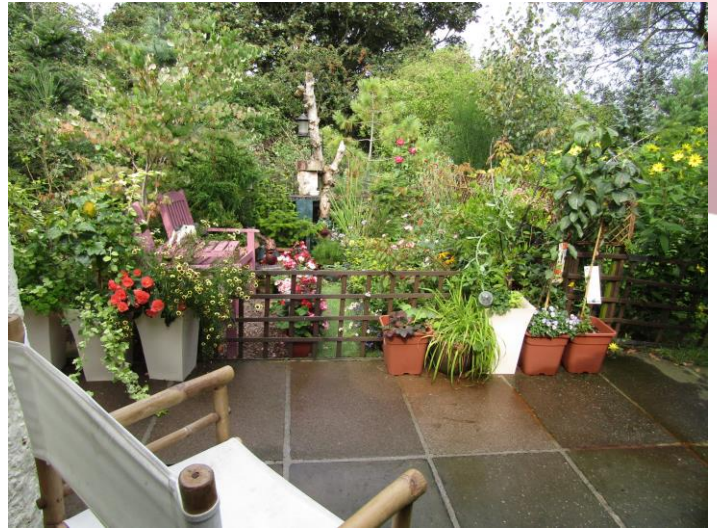


Exterior

Sit on a generous plot this property sits back from the road and benefits from large mature hedges and gated access. The driveway offers off road parking for multiple vehicles.

Access to the side of the property leading to the rear garden which boasts privacy with a good sized lawn, mature shrubs and backing onto a sloping woodland area fantastic for wildlife lovers.

French doors from the property open out onto the patio area, additional yard to the left and fully fenced with two garden sheds.



External Brick Building

Separate brick building presently used as a utility area comprising; sink and drainer, plumbing for an automatic washing machine, storage area.

EPC

F.

Directions

From our Congleton based office proceed to the roundabout on Mill Street and take the third exit onto Mountbatten Way. Take the left hand lane and continue straight through the traffic lights, at the roundabout take the first exit onto the A54 Moor Street which becomes Buxton Road, follow for approximately half a mile and the property is on your left hand side.

Viewing Arrangements:

Strictly by appointment through the selling agent, Red Dot Estates. Telephone 01260 276698.

Hours of Business:

Monday - Friday	9.00 - 5.00
Saturday	9.00 - 2.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.

Call to arrange your free market appraisal

Congleton
01260 276698