



## 2 Truro Close

Congleton, CW12 3BD



**Offers in excess of £375,000**

Carters are privileged to present to the market this exceptional detached bungalow, occupying a substantial and enviable plot within the highly regarded residential area of Mossley, Congleton.

Positioned on an extremely generous plot, the property enjoys gardens to the front, side, and rear, offering both privacy and versatility. Of particular note is the rear garden, which is not directly overlooked, providing a tranquil and secluded setting ideal for relaxation and outdoor entertaining. The property further benefits from two separate driveways, affording ample off-road parking for multiple vehicles, in addition to a detached garage.

The internal accommodation is well-proportioned and thoughtfully arranged, offering spacious single-storey living suited to a range of purchasers. The welcoming entrance leads into an impressive open-plan lounge and dining area, creating a bright and expansive reception space ideal for both formal entertaining and everyday living. There are three generously sized bedrooms and a contemporary shower room finished to a modern standard. The kitchen is positioned to the rear elevation, with direct access to the garden, enhancing the practical layout of the home.

Offered to the market with no onward chain, this well-maintained bungalow presents an excellent opportunity for those seeking to downsize, retire, or acquire a property in a prime and highly sought-after location. The plot size, privacy, and potential for further development or extension (subject to the necessary consents) make this a rare and exciting opportunity.

Early viewing is strongly recommended to fully appreciate all that this home has to offer.

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### Entrance Porch

UPVC double glazed entrance door leading to a generous sized and heated area for outdoor clothing and shoe storage.

A hardwood single glazed door leads into the living space of the bungalow.

### Living Room

17'4" x 13'7" (5.28m x 4.14m)  
UPVC double glazed window to the front elevation.  
Feature wall paneling. Gas fire with a brick surround and a tiled hearth. Built in storage cupboards. Radiator.

### Dining Room

10'5" x 7'10" (3.18m x 2.39m)  
UPVC double glazed sliding doors to the rear garden having external electrically operated sun canopy to the exterior.  
Serving hatch to the side elevation to the kitchen. Radiator.

### Inner Hallway

Airing cupboard. Loft access.

### Kitchen

10'5" x 9'2" (3.18m x 2.79m)  
UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the rear garden and allowing access to the detached garage.  
Fitted kitchen having a range of wall, base and drawer units.

Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Space for an electric oven. Space and plumbing for a washing machine. Space for a fridge freezer. Space for a tumble dryer. Built in storage cupboard. Vinyl flooring.

### Bedroom One

11'11" x 12' (3.63m x 3.66m)  
UPVC double glazed window to the side elevation.  
Fitted wardrobes and drawer units. Radiator.

### Bedroom Two

10'10" x 12' (3.30m x 3.66m)  
UPVC double glazed window to the front elevation.  
Fitted wardrobes. Radiator.

### Bedroom Three

8'11" x 8'11" (2.72m x 2.72m)  
UPVC double glazed window to the rear elevation.  
Fitted book shelves. Radiator.

### Shower Room

UPVC double glazed window to the rear elevation.  
Walk in shower enclosure with a wall mounted shower. Vanity basin unit with storage under. High level w.c.  
Recessed ceiling down lighters. Aqua paneling to the walls. Chrome heated towel rail. Mirror fronted storage cabinet. Electric heater. Vinyl flooring.

### Garage

Electric up and over garage

door to the front elevation with a side door at the rear of the spacious garage providing direct access to the garden and back entrance to the bungalow.  
Power and lighting.

### Externally

The property occupies an exceptionally generous plot, offering both space and privacy. To the front, a driveway provides ample off-road parking for several vehicles, alongside a substantial lawned garden that wraps attractively around the side of the home. Mature trees and established shrubbery enhance the setting, while a gated access leads conveniently to the rear garden.

A second driveway to the side of the property offers additional parking and gives access to the detached garage.

To the rear, you'll find a private, enclosed garden designed for low maintenance living. Predominantly laid to paving, the space is complemented by a variety of seasonal plants and shrubs, creating colour and interest throughout the year. An outside tap adds further practicality.

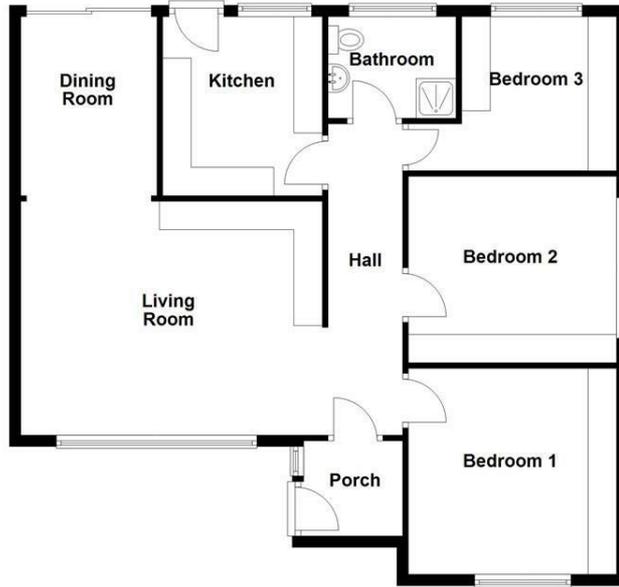
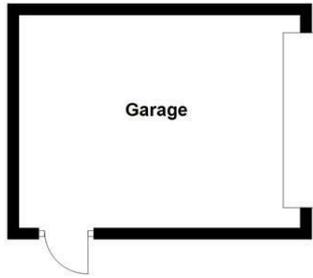
### Additional Information

Freehold. Council Tax Band D. Total Floor Area TBC.

### Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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