



**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 Fax: 01260 299280

Email: [contact@timothyabrown.co.uk](mailto: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

**5 Littondale Close**  
Congleton, Cheshire CW12 2DB

**Offers in the Region Of £280,000**

- DETACHED THREE BEDROOM FAMILY HOME
- SITUATED ON LARGE PLOT
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- IN NEED OF SOME MODERNISATION
- ATTACHED SINGLE GARAGE. DRIVEWAY FOR SEVERAL CARS
- NO CHAIN

## FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*NO CHAIN\*\*\*

Pleasantly situated in a popular area within a small cul-de-sac with sunny aspect rear garden.

A detached house which benefits from being extended to the front having double glazing and gas central heating and comprises: hall, cloakroom/W.C., lounge with bow window, separate dining and breakfast kitchen with door to rear garden.

At first floor level the landing allows access to the three good sized bedrooms with views over fields and a bathroom, there is also a single attached integral garage.

Externally the house is set back from the road behind a long lawned garden with driveway terminating at the garage with path and gate to side with good size concrete area having a shed and leading onto the rear enclosed garden which is fully enclosed having patio, lawn and various shrubs etc.

The style of this home is always popular with families and down-sizers due to its proximity for local good schools, convenience store, country and canal walks and it is only a short drive to the town centre.

The property is in need of some modernisation.

If you are searching for a property where you can 'put your own stamp on it' this is a perfect choice and viewing is essential.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** PVCu double glazed front door to:

**HALL :** Radiator. Stairs. Single power point. BT telephone point. Door to lounge, kitchen and W.C.

**SEPARATE W.C. :** Low level W.C. Wash hand basin. Tiled to splashbacks. Radiator.

**LOUNGE 18' 3" x 11' 7" (5.56m x 3.53m):** Double glazed bow window to front aspect. Radiator. Marble style fireplace. Door to dining room.

**DINING ROOM 11' 6" x 9' 8" (3.50m x 2.94m):** Double glazed window to rear aspect. Radiator. Door to kitchen.

**BREAKFAST KITCHEN 15' 1" x 10' 9" (4.59m x 3.27m):** PVCu double glazed window and double-glazed door to rear. Fitted with a range of matching oak style base and eye level units with roll edge laminated surfaces and inset one and a half bowl and single drainer sink with mixer tap. Space and plumbing for washing machine. Space for large fridge freezer. Tiled to splashbacks. Space for cooker with gas point and electric cooker point. Radiator. Laminate floor.

**First Floor :**

**LANDING :** Double glazed window to side aspect. Access to roof space. Doors to all rooms.

**BEDROOM 2 FRONT 10' 5" x 11' 6" (3.17m x 3.50m):** Double glazed window to front aspect. Radiator. Television aerial point. BT telephone point.

**BEDROOM 1 REAR 12' 7" x 10' 6" (3.83m x 3.20m):** Double glazed window to rear aspect. Radiator.

**BEDROOM 3 FRONT 9' 4" x 7' 11" (2.84m x 2.41m):** Double glazed window to front aspect. Radiator.

**BATHROOM :** Double glazed window to side aspect. White suite comprising: low level W.C., pedestal wash hand basin and corner bath with glass screen over and mixer shower tap. Chrome heated towel rail/radiator. Tiled walls and floor. Door to airing cupboard with cylinder within.

**Outside :**

**FRONT :** Long front lawn with path leading down to the integral garage.

**SIDE :** To the left hand gable is a gate and concrete area leading to the rear garden with shed.

**REAR :** Fully enclosed having patio leading onto the lawn and having a sunny rear aspect.

**ATTACHED SINGLE GARAGE 17' 9" x 8' 0" (5.41m x 2.44m):** Up and over door. Double glazed window to side aspect. Power and light. Glowworm central heating boiler.

**TENURE :** Freehold (subject to solicitors verification).

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

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** D

**DIRECTIONS:** SATNAV CW12 2DB

## Energy performance certificate (EPC)

5 Littordale Close CONGLETON CW12 2DB	Energy rating <b>D</b>	Valid until: 23 May 2033 Certificate number: 2700-5077-6522-4226-3573
---	---------------------------	--

**Property type**  
Detached house

**Total floor area**  
01 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

