



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

10 Rydal Court
 Congleton, Cheshire CW12 4JL

Selling Price: Offers Over £300,000

- EXTENDED DETACHED FAMILY HOME OFFERED WITH NO CHAIN
- LOUNGE DINER
- KITCHEN WITH UTILITY ROOM
- THREE BEDROOMS
- LARGE BLOCK BRICK DRIVEWAY FOR NUMBER OF CARS
- SINGLE DETACHED GARAGE
- ENCLOSED REAR GARDEN
- POPULAR WEST HEATH LOCATION

NO CHAIN

This home has been extended to the front to create a porch and to the rear to provide a utility room.

The property is constructed of brick elevations with PVCu double glazing and gas fired central heating under a tile roof.

The location is most sought after being close to good schools for all ages, West Heath shopping centre, open countryside and for the commuter, the M6 motorway is only 10 minutes drive away.

The property forms part of a small cul-de-sac and having a large block brick drive providing off road parking for a number of cars and terminating at the single detached garage.

The front door allows access to an open porch and onto a central hall with cloakroom under the stairs and doors to lounge/diner with feature fireplace, front and rear windows, fitted kitchen and utility room to the ground floor.

At first floor level the landing has access to part boarded roof space and doors to three good sized bedrooms compared to new-build homes and a family bathroom.

The rear garden is fully enclosed with patio area and mainly laid to lawn.

Early viewing is recommended as houses in this location tend to sell quickly!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed opaque window to front aspect. PVCu double glazed front door to open porch/hall.

HALL 15' 0" x 9' 9" (4.57m x 2.97m): 13 Amp power points. Radiator. Stairs with W.C./cloaks below. Part carpet and part tiled floor.

SEPARATE W.C. : White suite comprising: low level W.C. and wash hand basin. PVCu double glazed opaque window to side aspect. Tiled floor.

LOUNGE/DINER 21' 9" x 12' 0" (6.62m x 3.65m): PVCu double glazed window to front and rear aspects. Feature fireplace with inset coal effect electric fire. Two radiators. 13 Amp power points. BT point. Television aerial point.

KITCHEN/DINER 11' 2" x 8' 10" (3.40m x 2.69m): PVCu double glazed window to side aspect. Fitted kitchen with oak style timber doors and laminated roll edge surfaces and one and a half bowl single drainer sink. Ceramic hob and split level oven. 13 Amp power points. Tiled splashbacks. Tiled floor. Arch to utility room.

UTILITY 9' 3" x 5' 6" (2.82m x 1.68m): PVCu double glazed door and window to rear. Working surface with space below for washing machine, dryer and dishwasher. Partly tiled walls. Tiled floor. Glowworm gas central heating boiler to wall.

First Floor :

LANDING : Access to roof space. PVCu double glazed window to side aspect. 13 Amp power points. Doors to all rooms.

BEDROOM 1 REAR 13' 0" x 11' 0" (3.96m x 3.35m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 2 FRONT 10' 6" x 10' 6" (3.20m x 3.20m): PVCu double glazed window to front aspect. Radiator. 13 Amp power points.

BEDROOM 3 REAR 11' 2" x 8' 1" (3.40m x 2.46m) maximum: PVCu double glazed window to rear aspect. Radiator. Fitted cupboard and in addition airing cupboard with lagged cylinder and linen shelves above. Radiator. 13 Amp power points.

BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m): PVCu double glazed opaque window to front aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with electric shower and glass screen over. Chrome heated towel rail/radiator.

Outside :

FRONT : Large brick block driveway providing parking for at least 3 cars. Raised feature triangular shrub bed.

SIDE : Paths to each side with gate between house and garage to right hand elevation.

REAR : Fully enclosed, mainly laid to lawn with patio and concrete hard standing for shed or greenhouse. Outside tap and lights.

GARAGE 17' 10" x 8' 3" (5.43m x 2.51m): Up and over door. Rear pedestrian door. PVCu double glazed window to rear aspect.

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

TENURE : Freehold (subject to solicitors verification)

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4JL

