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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.

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21 Blackshaw Close
Mossley, Congleton,
Cheshire CW12 3TB

Selling Price: £320,000

- DETACHED TWO DOUBLE BEDROOM BUNGALOW
- NO CHAIN
- L-SHAPED LOUNGE/DINING ROOM
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- EXTENSIVE DRIVEWAY & DETACHED GARAGE
- ENCLOSED LAWN GARDENS
- QUIET CUL-DE-SAC POSITION IN THE RENOWNED HENSHALL HALL DEVELOPMENT
- PRIME MOSSLEY AREA
- WALKING DISTANCE OF RAILWAY STATION & LOCAL SHOPS AT HIGHTOWN

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NO ONWARD CHAIN

A DETACHED TWO BEDROOM BUNGALOW WITH ENCLOSED GARDENS AND DETACHED SINGLE GARAGE. QUIET CUL-DE-SAC POSITION. PRIME MOSSLEY AREA. WALKING DISTANCE OF RAILWAY STATION AND LOCAL SHOPS AT HIGHTOWN.

Reception hall, L-shaped lounge/dining room, kitchen, two double bedrooms, bathroom. Pleasant sized level lawned gardens, extensive driveway and detached garage. Full PVCu double glazing. Modern gas central heating boiler.

The highly regarded Henshall Development is prestigious in nature and attracts a mixture of young professionals, the astute middle aged and their families and retirees who pursue and enjoy the quiet and respectful environment this development exudes. In the immediate vicinity gentle walks can be found along the tree lined Biddulph Valley disused railway line and Macclesfield Canal. Mossley C of E Primary School is found close by, as are quite a number of well regarded local hostelrys, such as The Queens Head Hotel, The Railway Inn, The Castle Inn and the eclectic The Wonky Pear, all of which are child and dog friendly and offer a surprisingly wide range of good quality food and refreshments. An easy walk leads to the dizzying array of shops at High Town to include a chemist, bakers, hardware

and convenience store, barbers, hairdressers and post office.

It's a convenient location with the bustling town centre of Congleton within easy reach. For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also practically located for the town's railway station which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible.

The accommodation briefly comprises:
(all dimensions are approximate)

SIDE ENTRANCE : Hardwood panelled door with double glazed side panel to:

HALL : Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Full length store cupboard. Airing cupboard housing Baxi gas combi boiler. Doors to all rooms.

L SHAPED LOUNGE/DINING ROOM 20' 10" x 15' 6" (6.35m x 4.72m): PVCu double glazed bow window to front aspect and matching window to front aspect. Two double panel central heating radiators. Coal effect gas fire set on marble hearth and back with Adams style fire surround. 13 Amp power points. Television aerial point.

KITCHEN 9' 3" x 8' 10" (2.82m x 2.69m): PVCu double glazed window to side aspect. Range of natural oak fronted eye level and base units having roll edge Formica preparation surfaces over with stainless steel single drainer sink unit inset. Freestanding electric cooker, Space and plumbing for

a washing machine and fridge freezer. Double panel central heating radiator. 13 Amp power points.

BEDROOM 1 REAR 11' 0" x 10' 9" (3.35m x 3.27m): PVCu double glazed window to rear aspect. Fitted double wardrobes with mirrored sliding doors. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 10' 10" x 9' 2" (3.30m x 2.79m): Access to roof space. Timber framed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Door to:

CONSERVATORY 7' 10" x 7' 4" (2.39m x 2.23m): Brick built base with PVCu double glazed upper panels and polycarbonate roof over. PVCu double glazed French doors to rear garden.

BATHROOM 6' 8" x 5' 5" (2.03m x 1.65m) min to 7' 4" into door recess: PVCu double glazed window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with chrome bath/shower mixer over. Double panel central heating radiator.

Outside :

FRONT : Lawned gardens with pockets of flower borders. A long tarmac driveway continues from the front to the side providing parking for three cars and terminating at the detached garage.

DETACHED BRICK BUILT GARAGE 16' 9" x 9' 4" (5.10m x 2.84m) internal measurements: Timber framed window to side aspect. Up and over door. Light. Overhead storage.

REAR : Paved seating area which extends to the width of the property, beyond which are lawned gardens with shaped flower borders.

TENURE : Freehold (subject to solicitor's verification).

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 3TB

EPC RATING 'D':

Energy performance certificate (EPC)		
21 Blackshaw Close CONGLETON CW12 3TB	Energy rating D	Valid until: 6 March 2034 Certificate number: 1334-1727-6300-0083-5206
Property type	Detached bungalow	
Total floor area	72 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 energy rating is D. It has the potential to be C.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

