

Timothy a brown



18 Severn Close

Congleton, Cheshire CW12 3RD

Selling Price: £220,000

- SEMI DETACHED HOME IN SOUGHT AFTER LOCATION
- BREAKFAST KITCHEN
- TWO BEDROOMS WITH REAR BEDROOM HAVING JULIETTE BALCONY
- REAR GARDEN WITH CANALSIDE OUTLOOK
- DRIVEWAY TO FRONT FOR TWO CARS
- CUL-DE-SAC POSITION
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

*** NO ONWARD CHAIN***WATCH OUR 360 INTERACTIVE VIRTUAL TOUR*** A LOVELY TWO BEDROOM HOME READY TO BE BROUGHT INTO THE 21ST CENTURY...IT'S SEMI DETACHED BOASTING LANDSCAPED GARDENS WITH VARIOUS TERRACES AND POND WATER FEATURE, ALL OF WHICH OVERLOOKS THE MACCLESFIELD CANAL.

Cul de sac position in excellent sought after locality. Property requires selective improvement so perfect for those looking for a project.

Only a few minutes' walk from Congleton railway station, local shops and open countryside and leisurely canal side walks.

Entrance vestibule. Lounge. Breakfast kitchen. Two double bedrooms (the second bedroom features french doors, a Juliette balcony and a garden aspect) and finally the bathroom. Lovely sized rear garden featuring a crazy paved seating area with steps down to a timber pergola which covers the POND WATER FEATURE. Steps down to the main garden reveals lawns and stone gravel terrace with CANALSIDE OUTLOOK. Useful garden shed. Driveway for two cars.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a

comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links : • Access to the A34 and the recently completed Congleton Link Road, which provides convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. • Severn Close is a 15 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. • Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations. • The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes. • Congleton's own railway station is a short walk away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE VESTIBULE : Timber framed single glazed leaded effect window to side aspect. Double panelled timber front door.

LOUNGE 13' 1" x 13' 0" (3.98m x 3.96m): Timber framed single glazed leaded effect window to front aspect. Coving to ceiling. Open plan stairs. Picture and dado rails. Double panel central heating radiator. Colonial style gas fire with marble hearth and wooden fire surround. 13 Amp power points.



BREAKFAST KITCHEN 13' 1" x 7' 11" (3.98m x 2.41m): Timber framed single glazed leaded effect window to rear aspect. Hand painted timber eye level units and base units. Natural wood surfaces over with stainless steel sink and drainer unit. Free standing electric oven. Space and plumbing for washing machine. Space for fridge freezer. Stone effect tiled splashbacks. 13 Amp power points. Natural wood surface breakfast bar with seating for two. Single panel central heating radiator. Ceramic tiled floor. Timber and glazed door leading to rear garden.

First floor :

LANDING : PVCu double glazed leaded effect window to side aspect. Access to roof space.

BEDROOM 1 FRONT 11' 1" x 10' 0" (3.38m x 3.05m) extending to 13'5": Two timber framed single glazed leaded effect windows to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Airing cupboard with wall mounted Glowworm gas central heating boiler with lagged hot water cylinder.

BEDROOM 2 REAR 9' 1" x 7' 1" (2.77m x 2.16m): Coving to ceiling. PVCu double glazed french doors with an aspect over the rear garden. Opening to Juliette balcony with wooden panels and metal railing. Single panel central heating radiator. Space for wall mounted TV. 13 Amp power points.

BATHROOM 6' 1" x 5' 1" (1.85m x 1.55m): Timber framed single glazed leaded effect window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with chrome bath/shower mixer. Tiling to splashbacks and to half height.

Outside :

FRONT : Small garden area with steps to front door.

SIDE : To the side is a paved tandem driveway for two cars.

REAR : Adjacent to the rear of the property is a crazy paved seating area with steps down to the timber pergola with pond water feature. Step down to main garden featuring lawns and stone gravel terrace with Macclesfield canal as a backdrop. Timber garden shed with two single glazed leaded effect

windows. Cold water tap. Gated access to side leading to driveway.

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

TENURE : Leasehold. 999 year lease commenced on 23.4.1986 with 955 years remaining. Ground rent: £20 per annum (pay £10 every six months).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 3RD



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.

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