



Total Area: 195.1 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Energy performance certificate (EPC)

Energy rating	D	Valid until	31/03/2034
Property type	Detached house	Address	53 Blackshaw Close, Congleton, Cheshire, CW12 3TB
Total floor area	180 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to C. This means you can let this property as it has an energy rating of D.

Energy rating and score

For properties with energy ratings A to G, the score is as follows:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44	74
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

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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53 Blackshaw Close
Congleton, Cheshire CW12 3TB

Selling Price: £480,000

- WELL PRESENTED EXTENDED DETACHED EXECUTIVE HOME
- LOUNGE/DINING ROOM/STUDY/FAMILY ROOM PLUS SUN ROOM
- FOUR BEDROOMS
- TWO BATHROOMS
- USEFUL LOFT STORAGE AREA
- INTEGRAL GARAGE & DRIVEWAY FOR 4 CARS
- WELL KEPT ENCLOSED REAR GARDENS
- POPULAR HENSHALL HALL DEVELOPMENT IN MOSSLEY

Timothy A Brown are delighted to offer for sale an extended and detached executive style residence positioned on the prime and select Henshall Hall Development in the Mossley are of Congleton, which close by is conveniently supported with a parade of shops at High Town, is within walking distance of the railway station and is on the doorstep of open countryside for those who enjoy outdoor pursuits.

This home is complimented with lovingly kept gardens, with patio areas, lawns and well stocked borders to the rear, whilst to the front are lawned gardens and double width driveway providing ample parking for four cars.

The impressively sized hallway with solid wood flooring provides also a downstairs cloakroom. From the hallway is a generous sized office/family room, the lounge features a stone fireplace with basket style gas fire, and an opening leads into the dining room.

The tasteful and well equipped kitchen, is found with a separate utility room, which in turn then leads into the rear sun room, with sliding doors opening on to the rear garden, with a door also leading into the integral garage.

From the galleried landing are four bedrooms, contemporary style en-suite shower and family shower room, leading also from the landing is access to the loft room, providing a useful storage area.

The accommodation briefly comprises
(all dimensions are approximate)

PORCH : Pitched canopy porch with quarry tiled floor and carriage style electric light fitting. Composite high security door to:

SEPARATE W.C. : White suite comprising: low level w.c., vanity wash hand basin. Wood panelling up to dado rail. Tiled floor.

HALL : Wall mounted ladder style centrally heated radiator. 13 amp power points. Solid wood floor. Stairs to first floor.

LOUNGE 5.28m (17ft 4in) x 4.01m (13ft 2in) : Georgian style PVCu double glazed window to front aspect. Double panel central heating radiator. 13 amp power points. Television aerial point. Stone built fireplace having basket style living flame coal fire inset. Solid wood floor. Opening to:

DINING ROOM 3.96m (13ft 0in) x 3.05m (10ft 0in) : Georgian style PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 amp power points. Solid wood floor. Door to kitchen.

STUDY/FAMILY ROOM/BEDROOM 5 5.08m (16ft 8in) x 2.69m (8ft 10in) : PVCu double glazed window to front aspect. 13 amp power points. Television aerial point. BT telephone point. Recessed vanity area with wash hand basin inset in vanity unit. Quarry tiled floor. Light.

KITCHEN 3.89m (12ft 9in) x 3.17m (10ft 5in) : PVCu double glazed window to rear aspect. Extensive range of limewashed light oak fronted eye level units with under pelmet lighting and base units having wood strip edged preparation surfaces over with four ring gas hob inset and integrated extractor canopy over. Built in Stoves double electric fan assisted oven and grill. Breakfast bar matching with kitchen units having base cupboards and drawers. Stainless steel drainer sink unit with mixer tap. 13 amp power points. Glazed white and green tiles to splashbacks. Double panel central heating radiator. Ceramic tiled floor. Door to full length pantry. Door to utility.

UTILITY ROOM 2.97m (9ft 9in) x 1.75m (5ft 9in) : PVCu double glazed window to rear aspect. Laminate fronted wall units. Preparation surfaces with stainless steel style drainer sink unit inset having space and plumbing for dishwasher and space and

vent for tumble drier below. Space and plumbing for washing machine. Space for upright freezer. 13 amp power points. Quarry tiled floor. Timber and glazed door to:

REAR SUN ROOM 4.17m (13ft 8in) x 2.57m (8ft 5in) : Timber framed window to side aspect. Double panel central heating radiator. Quarry tiled floor. Aluminium framed double glazed sliding patio door to rear garden. Door to integrated garage.

GALLERIED LANDING 0 : Large galleried landing with dark wooden stained balustrade. 13 amp power points. Access to loft space.

LOFT STORAGE 5.21m (17ft 1in) x 2.77m (9ft 1in) : Large velux roof light. Single panel central heating radiator. 13 amp power points. 4 wall light points. Access to good sized area of under eaves storage.

BEDROOM 1 REAR 5.08m (16ft 8in) x 2.67m (8ft 9in) : PVCu double glazed window to side and rear aspect. Single panel central heating radiator. 13 amp power points. Fitted triple wardrobes.

EN-SUITE 2.67m (8ft 9in) x 1.75m (5ft 9in) : Low voltage down lighters inset. Suite comprising: pedestal wash hand basin, large shower cubicle with glass shower screen housing a mains fed shower. Fully tiled walls. Chrome centrally heated towel radiator.

BEDROOM 2 FRONT 3.99m (13ft 1in) x 3.61m (11ft 10in) : PVCu double glazed framed window to front aspect. Single panel central heating radiator. 13 amp power points. Light oak effect flooring as laid. Wardrobes fitted to one wall.

BEDROOM 3 REAR 4.01m (13ft 2in) x 3.05m (10ft 0in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points. Light oak effect flooring as laid.

BEDROOM 4 FRONT 2.79m (9ft 2in) x 2.29m (7ft 6in) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 amp power points. Laminate floor.

SHOWER ROOM : PVCu double glazed opaque window to rear aspect. White suite comprising: low level w.c with concealed cistern, wash hand basin set in vanity unit, and large shower tray with glass screen and shower. Wall mounted chrome centrally

heated towel radiator. Fully tiled walls. Vanity light. Airing cupboard with high water pressure unvented hot water cylinder.

OUTSIDE FRONT : A double width tarmac laid driveway provides parking for 4 cars with lawned garden to side. External lighting.

OUTSIDE REAR : Extending from the rear of the property are two areas of paved patio entertaining areas, one having a pergola over with a path to one side leading to the front. Brick built raised flower border. Lawned and river stone gardens with well stocked flower borders all encompassed with timber lapped fencing. Cold water tap. External lighting.

INTEGRAL GARAGE 5.16m (16ft 11in) x 2.59m (8ft 6in) Internal Measurements : Electrically operated up and over door. Power and light. Timber framed window to side aspect. Wall mounted Glowworm condensing central heating boiler. BT telephone point. Overhead storage area via a retractable ladder with light.

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.**

TAX BAND : E

LOCAL AUTHORITY : Cheshire East Council

DIRECTIONS : SATNAV: CW12 3TB

