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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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33 Kensington Drive,
Congleton, Cheshire CW12 2GF

Selling Price: Offers in Excess

- IMMACULATELY PRESENTED THREE BEDROOM MID TERRACE
- MODERN DINING KITCHEN & SEPARATE LOUNGE
- NEW BATHROOM SUITE & DOWNSTAIRS W.C.
- NEW PVCu DOUBLE GLAZED WINDOWS & DOORS
- TWO OFF ROAD PARKING SPACES
- WELL MAINTAINED LOW MAINTENACE LANDSCAPED REAR GARDEN
- SOUGHT AFTER RESIDENTIAL ESTATE
- VIEWING A MUST

A well-presented and updated three-bedroom mews home situated on a popular residential estate.

The current owners have added many improvements to this home including new external doors and windows throughout, combi gas central heating boiler with replacement central heating radiators and a main bathroom suite, making this an ideal home for a variety of buyers not wishing to include further expense. The intention of the owners was to make this a long-term home however circumstances have changed, and they wish to move to a bungalow.

On entering this home, you are welcomed by a spacious entrance hall which provides a downstairs W.C., modern refitted dining kitchen and a lounge to the rear with French doors leading out onto the private landscaped, easily maintained rear garden.

To the first floor from the central landing allows access to all three bedrooms and main bathroom, enjoying a stylish three-piece white suite. The master bedroom offers built in wardrobes and two windows overlooking the front.

The rear of the property has been beautifully landscaped comprising a bricked patio area ideal for summer BBQ's and dining, attractive flower bed filled with a variety of plants and shrubs with a further patio area that houses a shed, great for

any outdoor storage. Gated access is provided to the rear of the garden for bin access. To the front of the property are two off road parking spaces available side by side with a paved pathway leading up to the front door.

Viewing highly recommended to appreciate what this impressive property has to offer.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : New composite high security front door to:

ENTRANCE HALL : Providing access to ground floor accommodation and stairs to the first floor, with space below. Low voltage downlighters inset. Central heating radiator. Carpet flooring with entrance matting by the front door. 13 Amp power points. BT point.

DINING KITCHEN 15' 1" x 7' 3" (4.59m x 2.21m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern and recently fitted eye level and base units with soft closing doors and attractive preparation surfaces over. Tiled splashbacks. Inset round sink with single drainer and mixer tap. Built in oven, gas hob, and extractor over. Integrated washer/dryer and dishwasher. Space for a large fridge freezer. Cupboard housing Glow-worm gas combi boiler. Space for ample appliances. Central heating radiator. 13 Amp power points. Tile effect flooring.

LOUNGE 13' 11" x 11' 5" (4.24m x 3.48m): PVCu double glazed French doors and windows to rear garden aspect. Central heating radiator. 13 Amp power points., Carpet flooring.

W.C. 2' 9" x 5' 1" (0.84m x 1.55m): PVCu double glazed opaque window to front aspect. Central heating radiator. White suite comprising: Low level W.C. and wash hand basin. High electric consumer units. Ceiling light fitting. Slate effect floor tiling.

First Floor :

CENTRAL LANDING : Providing access to all first floor accommodation. Access to loft space. Door access to deep cupboard. Carpet flooring. Ceiling light fitting. Power point.

BEDROOM 1 FRONT 12' 0" x 11' 3" (3.65m x 3.43m) plus wardrobe space: Low voltage downlighters inset. Two PVCu double glazed windows to front aspect. Central heating radiator with thermostat. 13 Amp power points. Built in wardrobes. Carpet flooring.

BEDROOM 2 REAR 9' 4" x 7' 4" (2.84m x 2.23m): PVCu double glazed window to rear aspect. Ceiling light fitting. Central heating radiator with thermostat. 13 Amp power points. Carpet flooring.

BEDROOM 3 REAR 7' 6" x 6' 4" (2.28m x 1.93m): PVCu double glazed window to rear aspect. Ceiling light fitting. Central heating radiator with thermostat. 13 Amp power points. Carpet flooring.

BATHROOM 6' 0" x 5' 0" (1.83m x 1.52m): Low voltage downlighters inset. Modern white bathroom suite comprising: Low level W.C., wash hand basin with mixer tap and mirror fitted wall cabinet over, bath with mixer tap and fitted shower over with removable shower head and glass shower screen. Central heating radiator with thermostat. Attractive grey wall panelling. Light grey wood effect vinyl click flooring.

Outside :

FRONT : Tarmac drive with off road parking for two cars.

REAR : The rear garden has recently been completely landscaped making this an easy maintenance garden to enjoy in the summer comprising a bricked patio area for outside seating and al fresco dining, leading onto a further patio area housing a shed. The garden is set off with beautiful plants, trees and shrubs with gated access available to the rear for bins access.

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: C

DIRECTIONS: SATNAV CW12 2GF

Energy performance certificate (EPC)			
33 Kensington Drive CONGLETON CW12 2GF	Energy rating C	Valid until: 16 June 2032	Certificate number: 9833-3016-5206-0472-6294
Property type	Mid-terrace house		
Total floor area	68 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).			
Energy rating and score		The graph shows this property's current and potential energy rating.	
This property's energy rating is C. It has the potential to be B.		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.	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	59 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

