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10 Maple Close
Congleton, Cheshire CW12 4TZ

Selling Price: £315,000

- EXTENDED SEMI DETACHED FAMILY HOME
- IMPRESSIVE LIVING DINER & GENEROUS LOUNGE
- LARGE KITCHEN
- THREE BEDROOMS & FAMILY BATHROOM
- DRIVEWAY FOR UP TO 4 CARS & INTEGRAL GARAGE
- ENCLOSED REAR GARDENS
- POPULAR AREA OF WEST HEATH

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AN EXTENDED FAMILY SIZED 3 BEDROOM SEMI DETACHED HOME WITH LARGE KITCHEN, IMPRESSIVE LIVING DINER AND HUGE LOUNGE. PRIVATE AND SAFELY ENCLOSED GARDENS - GREAT FOR FAMILIES WITH YOUNG KIDS! WITHIN THE CATCHMENT OF REPUTABLE PRIMARY AND SECONDARY SCHOOLS. PRIME WEST HEATH LOCALITY. CUL DE SAC POSITION.

Reception porch. Generous lounge. Open plan living diner. Large kitchen. Utility and separate W.C. Three bedrooms and family bathroom. Driveway for up to FOUR vehicles. INTEGRAL GARAGE. Enclosed manicured gardens with terrace. Full PVCu double glazing and gas central heating.

Conveniently situated on the fringe of Congleton, in the popular commodious West Heath locality, bordering on open countryside and is excellently sited on the western border providing convenient access to excellent schools such as Congleton High School, Eaton Bank Academy, Blackfirs and Quinta Primary Schools as is the West Heath shopping centre.

This property's position allows virtually immediate access on to the main arterial route to the M6 motorway which lies 6 miles to the west and Manchester Airport is approximately 17 miles north and again easily accessed by road. The area has been further enhanced with the completion of the new Congleton link road, which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

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 restaurants 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 : • Immediate access to A34 and the recently completed Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. • Congleton is a 10 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 2 miles 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 : Composite panelled front door with double glazed and leaded upper lights.

PORCH : Light grey ceramic floor tiles. Dark wooden stained panelled and glazed door to:

LOUNGE 17' 3" x 16' 0" (5.25m x 4.87m) to bay: PVCu double glazed bow window to front aspect. Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Television aerial point. Living flame coal effect gas fire set on marble hearth and back with oak fire surround. Timber panelled and glazed French doors to dining room. Dark wooden stained turned spindles to stairs to first floor.

THROUGH LIVING DINING ROOM 21' 11" x 9' 1" (6.68m x 2.77m) overall:

DINING AREA 9' 1" x 8' 11" (2.77m x 2.72m): Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Wide arched opening to:

LIVING AREA 13' 0" x 8' 2" (3.96m x 2.49m): Coving to ceiling. Single panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear garden.

BREAKFAST KITCHEN 12' 4" x 12' 0" (3.76m x 3.65m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Contemporary style oak fronted eye level and base units having granite effect preparation surface with composite single drainer sink unit inset with chrome mixer tap. Space for range cooker with wide stainless steel extractor hood. Space and plumbing for dishwasher. Integrated fridge. Double panel central heating radiator. Breakfast bar with seating for two. Stone effect tiles to splashbacks. Oak effect Karndean flooring. Composite panelled stable door to rear garden. Doorway to:

UTILITY 7' 8" x 6' 3" (2.34m x 1.90m): Space and plumbing for washing machine. Space for freezer. 13 Amp power points. Oak effect Karndean flooring. Door to integral garage.

CLOAKROOM 7' 8" x 3' 10" (2.34m x 1.17m): Low level W.C. Pedestal wash hand basin. Oak effect Karndean flooring.

First Floor :

GALLERIED LANDING : Dark wooden stained turned and spindled balustrade. PVCu double glazed window to side aspect. Coving to ceiling. 13 Amp power points. Access to roof space. Airing cupboard housing lagged hot water cylinder.

BEDROOM 1 REAR 11' 0" x 9' 7" (3.35m x 2.92m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Range of fitted bedroom furniture comprising: three double wardrobes and overhead store cupboards, bedside table, bedside drawers and three drawer tallboy.

BEDROOM 2 FRONT 12' 2" x 8' 6" (3.71m x 2.59m) into wardrobes: PVCu double glazed window to front aspect. Single

panel central heating radiator. Fitted bedroom furniture comprising: two double and two single wardrobes.

BEDROOM 3 FRONT 8' 7" x 7' 5" (2.61m x 2.26m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted double wardrobe.

BATHROOM 6' 0" x 5' 5" (1.83m x 1.65m): PVCu double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Ceramic wall tiles.

Outside :

FRONT : Expansive double width driveway laid to stone effect cobbles.

REAR : Adjacent to the rear of the property is an extensive paved patio beyond which are manicured gardens laid to lawn established flower borders, raised borders, pond water feature and mature boundary hedgerow. Cold water tap. Garden shed measuring 10'8" x 8'0" with power.

INTEGRAL GARAGE 27' 9" x 8' 8" (8.45m x 2.64m) internal measurements: Electrically operated roller shutter door. Power and light. Wall mounted Wiesman gas central heating boiler. Overhead storage. Door to rear garden with covered passage.

TENURE : Freehold (subject to solicitors verification)

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4TZ

