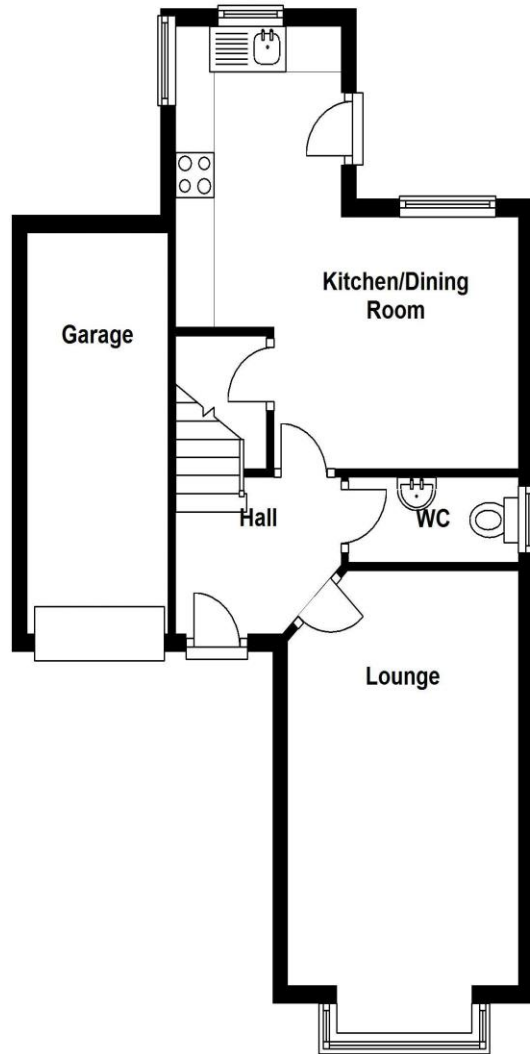


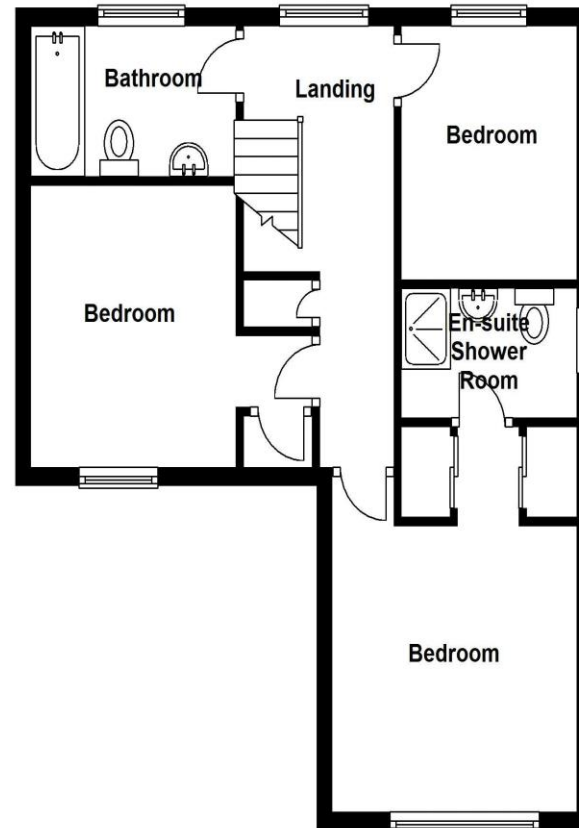
## Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



## First Floor

Approx. 46.6 sq. metres (501.8 sq. feet)



Total area: approx. 92.0 sq. metres (990.7 sq. feet)



**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.

2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**5 Oakworth Close**  
Congleton, Cheshire CW12 4UU

**Selling Price: £320,000**

- WELL PRESENTED MODERN DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINER
- THREE BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ATTACHED GARAGE & DRIVEWAY
- ENCLOSED REAR GARDEN
- POPULAR LOCATION CLOSE TO THE TOWN CENTRE

## FOR SALE BY PRIVATE TREATY (Subject to contract)

A MODERN WELL PRESENTED THREE BEDROOM DETACHED HOME. MODERN POPULAR DEVELOPMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

Entrance hall, cloakroom, lounge, dining kitchen. Three bedrooms, ensuite shower room and family bathroom. Attached garage. Driveway. Enclosed gardens.

Full gas central heating and double glazing. Cul de sac position.

Situated on the fringe of the highly regarded Woodland Development and located conveniently for the town centre, which offers it array of shops, bars and restaurants, with Congleton Retail Park within walking distance offering national retailers to include Marks and Spencer Food and Tesco.

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 accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE** : Open porch with quarry tiled floor. Composite front door with opaque double glazed panel to hall.

**HALL** : Radiator. Single power point. Doors to principle rooms.

**SEAPARATE WC/CLOAKROOM** : PVCu double glazed opaque window to side aspect. White suite comprising low level W.C. and wash hand basin. Radiator.

**LOUNGE** 15' 1" x 9' 10" (4.59m x 2.99m): Boxy bay window to front aspect. PVCu double glazed window to side aspect. Feature fireplace. Radiator. 13 Amp power points. Television aerial point.

**L SHAPED KITCHEN DINER** 16' 3" x 14' 1" (4.95m x 4.29m) maximum:

**DINING AREA** : PVCu double glazed window to rear aspect. Two radiators. 13 Amp power points. Tiled floor. Door to understairs cupboard.

**KITCHEN AREA** : PVCu double glazed window to rear aspect. Composite double glazed door to rear aspect. Fitted with a range of matching white base and eye level units with timber effect laminated surfaces and inset single drainer stainless steel sink with mixer tap. Gas hob with extractor over and oven below. Tiled splashbacks. Space for fridge and freezer. Space and plumbing for washing machine.

**First Floor :**

**LANDING** : PVCu double glazed window. Radiator. Door to cylinder cupboard. Access to roof space. Doors to principle rooms.

**BEDROOM 1 FRONT** 10' 5" x 9' 10" (3.17m x 2.99m) plus door recess: PVCu double glazed window. Radiator. 13 Amp power points. Archway to wardrobe.

**DRESSING AREA** : Two sets of fitted wardrobes with sliding mirror fronted doors. Door to en suite.

**EN SUITE** : PVCu double glazed opaque window to side aspect. White suite comprising: low level W.C., pedestal wash hand basin and electric shower with enclosure and glass doors. Partly tiled walls. Chrome heated towel radiator.

**BEDROOM 2 FRONT** 10' 3" x 8' 9" (3.12m x 2.66m) plus door recess: PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Door to fitted cupboard/wardrobe.

**BEDROOM 3 REAR** 9' 4" x 7' 5" (2.84m x 2.26m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

**BATHROOM** : PVCu double glazed opaque window to rear aspect. White suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower and glass screen over. Fully tiled walls. Chrome heated towel rail/radiator.

**Outside :**

**FRONT** : Screened from the road by mature trees and shrubs with lawn garden. Double length tarmac driveway terminating at the garage. Path to side of driveway leading to the front door.

**REAR** : Fully enclosed by timber fence panels with patio area leading onto lawn. Gated path to side of property. Outside tap and light. Pedestrian door to garage.

**GARAGE** 16' 1" x 8' 4" (4.90m x 2.54m): Up and over door. Rear door. Power and light.

**TENURE** :

**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**: D

**DIRECTIONS**: SATNAV: CW12 4UU

