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Congleton, Cheshire CW12 4QP

Selling Price: £359,000

- WELL MAINTAINED DETACHED FAMILY HOME
- LOUNGE & DINING ROOM
- MODERN KITCHEN WITH UTILITY AREA
- ONE GROUND FLOOR BEDROOM & ENSUITE
- THREE BEDROOMS & FAMILY BATHROOM TO FIRST FLOOR
- SPACIOUS NEWLY LAID DRIVEWAY FOR SEVERAL CARS

FOR SALE BY PRIVATE TREATY (Subject to contract)

A pleasant detached home situated on a large plot which allows, subject to planning, scope to extend to the side or rear.

The present owners have maintained and improved the property and it now provides a great family home.

The property is set behind a hedge with vehicle access to a large, recently laid, block-brick driveway providing extensive parking to the side and front.

The front composite door opens into a hall with stairs and doors to front lounge with fireplace and double doors to dining room with door to white, hi-gloss fitted kitchen with utility area. Completing the ground floor accommodation is a bedroom with en-suite shower room.

At first floor level there is access off the landing to three bedrooms and fully tiled bathroom.

The property has gas fired central heating and PVCu double glazing.

This is a property not to be missed, make that viewing today!

The property is located in a very popular and much sought after area of West Heath which has good schools for all ages and within walking distance to West Heath Shopping Centre which

has various shops, restaurants, take aways and a public house.

Virtually immediate access onto 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. Regular bus routes into Congleton town and to surrounding towns, such as Sandbach, Holmes Chapel and Macclesfield. The area has been further enhanced with the Congleton link road. 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).

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite front door to:

ENTRANCE HALL : Ceiling fan. Ceiling light point. Radiator. One single power point. Doors to lounge and kitchen. Wood effect flooring.

LOUNGE 11' 5" x 16' 6" (3.48m x 5.03m): PVCu double glazed window to front aspect. Coving to ceiling. Ceiling light point. Fireplace with inset gas fire. Radiator. 13 Amp power point. Fitted carpets. Double timber and glazed doors to:

DINING ROOM 10' 11" x 9' 10" (3.32m x 2.99m): PVCu double glazed sliding patio doors giving access to the rear garden. Beams to ceiling. Ceiling light point. Radiator. 13 Amp power points. Wood effect flooring. Door to:

KITCHEN WITH UTILITY AREA 16' 2" x 11' 5" (4.92m x 3.48m): PVCu double glazed window to rear aspect. Beams to ceiling. Fitted with a range of modern white hi-gloss eye level and base

units with black marble effect preparation surfaces, having stainless steel single drainer sink unit inset with mixer tap. Five ring gas hob with oven below and extractor fan above. Space and plumbing for a washing machine and tumble dryer. Radiator. 13 Amp power point.s Recently fitted PVCu opaque double glazed door to the garden. Door to:

BEDROOM 4 8' 1" x 16' 7" (2.46m x 5.05m): PVCu double glazed window to front aspect and PVCu double glazed opaque window to side aspect. Ceiling light point. Radiator. 13 Amp power points Wood effect flooring. Door to:

EN-SUITE 6' 1" x 4' 10" (1.85m x 1.47m): PVCu double glazed opaque window to side aspect. Ceiling light point. Low level W.C. Pedestal wash hand basin with mixer tap. Electric shower. Fully tiled wet room with non slip flooring.

First Floor :

LANDING : PVCu double glazed opaque window. Access to roof space. One single power point. Door to airing cupboard housing hot water cylinder. Doors to all rooms.

BEDROOM 1 REAR 11' 8" x 9' 11" min 11' 4" max (3.55m x 3.02m min 3.45m max): PVCu double glazed window to rear aspect. Ceiling light point. Radiator. 13 Amp power points

BEDROOM 2 FRONT 12' 6" x 8' 11" (3.81m x 2.72m) (max): PVCu double glazed window to front aspect. Ceiling light point. Radiator. 13 Amp power points. Two fitted cupboards with space between for dressing table or desk.

BEDROOM 3 FRONT 8' 9" x 7' 7" (2.66m x 2.31m): PVCu double glazed window to front aspect. Ceiling light point. Radiator. 13 Amp power points.

BATHROOM 6' 11" x 5' 5" (2.11m x 1.65m): PVCu double glazed opaque window to rear aspect. Ceiling light point. Low level W.C. Wash hand basin with mixer tap set in vanity unit. Fitted bath with overhead electric shower. Chrome heated towel radiator. Fully tiled walls and floor.

Outside :

FRONT : Enclosed by laurel hedge with access for vehicles and attractive, recently laid, block-brick driveway with parking for many cars which extends to the side.

REAR : Spacious rear garden which is laid to lawn and fully enclosed by timber fence panels.

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 Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 4QP

