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**The Rowans,**  
2 Padgbury Close, Congleton,  
Cheshire CW12 4JU

**Selling Price: £668,000**

- WELL PRESENTED FOUR BEDROOM DETACHED HOME
- 31' 0" LOUNGE/DINER & LARGE CONSERVATORY
- FITTED KITCHEN WITH BREAKFAST ROOM
- BATHROOM & EN SUITE SHOWER ROOM
- DOUBLE WIDTH DRIVEWAY & INTEGRAL GARAGE
- BEAUTIFULLY MAINTAINED ENCLOSED SUNNY ASPECT GARDEN
- SOUGHT AFTER CUL-DE-SAC
- CLOSE TO ASTBURY MERE, SCHOOLS & AMENITIES



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

This home forms part of a sought after, delightful cul-de-sac close to Astbury Mere but also convenient for schools of all ages and West Heath Shopping Centre. This deceptively spacious and substantial home amounts to 223.2m<sup>2</sup> and the plot is approximately 0.25 of an acre, with a well laid out large rear garden providing different areas.

This gas centrally heated and PVCu double glazed home has been well maintained and provides a lovely family home comprising high security hardwood front door to a large hall with oak flooring and oak doors to a cloakroom/W.C., 31' 0" lounge/diner with attractive fireplace with inset multi-fuel stove, patio windows to a large conservatory to the side and fitted kitchen with separate breakfast room, rear porch with courtesy door to the garage with utility section, and door to outside.

At first floor level, the landing is 'L' shaped with study area and doors to four double bedrooms, the master having an en-suite shower room, and completing the accommodation is a four-piece family bathroom.

Externally, the front the property is set back from the road behind a well tended shrub and lawn garden with double width driveway terminating at the garage. There is outside lighting and power with gates either side leading to the rear garden which is of a large size and beautifully maintained with a sunny aspect and an abundance of shrubs and trees, with patio and a summer house.

This is a home not to be missed and an early viewing is recommended as this is a rare opportunity to purchase such a home.



### The accommodation briefly comprises:

(all dimensions are approximate)

**ENTRANCE** : Quarry tiled step to Hardwood front door opening to:

**HALL** : A large hall with quality solid oak flooring. Stairs to first floor. Central heating radiator. 13 Amp power points. Attractive oak doors to principal rooms.

**CLOAKROOM W.C.** : Refitted white suite comprising: Low level W.C. Wash hand basin set in vanity unit. Feature towel radiator. Half tiled walls. Tiled floor.

**LOUNGE/DINER 31' 0" x 13' 1" (9.44m x 3.98m):**

**Lounge Area 20' 2" x 13' 1" (6.14m x 3.98m):** PVCu double glazed leded light bow window. Derbyshire stone fireplace with inset multi fuel cast iron fire. Two central heating radiators. 13 Amp power points. Quality oak flooring.

**Dining Area 10' 9" x 13' 1" (3.27m x 3.98m):** PVCu double glazed leded light bow window. Central heating radiator. 13 Amp power points. Quality solid oak flooring. Door to kitchen. PVCu double glazed patio doors to:

**CONSERVATORY 11' 2" x 11' 10" (3.40m x 3.60m):** PVCu double glazed windows and French doors under a glass roof. Fan light. Central heating radiator. 13 Amp power points. Tiled floor.

**KITCHEN 13' 10" x 10' 7" (4.21m x 3.22m):** PVCu double glazed leded light window. Fitted with a range of timber eye level and base units with roll edge laminated surface. Integrated dishwasher, fridge and freezer. Rangemaster cooker. Double bowl Belfast sink with granite drainer. Tiled splashbacks. 13 Amp power points. Tiled floor.

**BREAKFAST ROOM 9' 6" x 8' 10" (2.89m x 2.69m):** PVCu double glazed leded light window. Wood effect laminate flooring. Central heating radiator. 13 Amp power points. TV point. Door to:

**REAR PORCH** : Tiled floor. Door to garage. High security door to outside.



**First Floor :**

**LANDING** : PVCu double glazed leded light window. Study area. Central heating radiator. 13 Amp power points. Access to roof space with pull down ladder. Storage cupboard. Doors to principal rooms.

**BEDROOM 1 FRONT 16' 4" x 13' 8" (4.97m x 4.16m):** PVCu double glazed leded light window. Central heating radiator. 13 Amp power points. Door to:

**EN-SUITE** : PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and shower enclosure. Fully tiled walls. Chrome heated towel radiator.

**BEDROOM 2 16' 3" x 13' 3" (4.95m x 4.04m):** PVCu double glazed leded light window. Radiator. 13 Amp power points.

**BEDROOM 3 14' 4" x 13' 3" (4.37m x 4.04m):** PVCu double glazed leded light window. Radiator. 13 Amp power points.

**BEDROOM 4 14' 0" x 10' 8" (4.26m x 3.25m):** PVCu double glazed leded light window. Radiator. 13 Amp power points.

**BATHROOM** : Two PVCu double glazed opaque leded light windows. Four piece white suite comprising: Low level W.C., pedestal wash hand basin, panelled bath with central taps and double sized shower enclosure. Heated towel radiator. Fully tiled floor. Door to airing cupboard housing hot water cylinder.

**Outside :**

**FRONT** : Attractive front garden providing greenery all year round with double width driveway terminating at the double garage. Lights to front.

**SIDE** : Gates and paths each side leading to the rear garden. Lights and external power. Log store to right side elevation.

**REAR** : A very large garden compared to modern new builds subdivided into differing areas being two al fresco areas and large lawn area with summerhouse. Flower and shrub beds and evergreen bushes and trees. External power point. Outside tap.



**GARAGE 15' 10" x 15' 9" (4.82m x 4.80m):** Electric double up and over vehicle access door. Power and light. Utility area comprising: Belfast sink, laminated base units with space below for dryer, freezer and space and plumbing for a washing machine. Wall mounted Worcester combi gas central heating boiler with programmer.

**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:** F

**DIRECTIONS:** SATNAV: CW12 4JU

Energy performance certificate (EPC)		
2 Padbury Close CONGLETON CW12 4JU	Energy rating <b>C</b>	Valid until: 23 September 2034
		Certificate number: 2874-3042-5201-5754-2200

Property type	Detached house
Total floor area	185 square metres

### Rules on letting this property

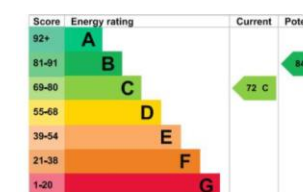
Properties can be let if they have an energy rating from A to E.

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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

