

All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed  
 Total Area: 142.5 m<sup>2</sup>

passionate about property



**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)

**21 Ambleside Court**  
 Congleton, Cheshire CW12 4HZ

**Selling Price: £369,000**

- THREE BEDROOM LINK-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FAMILY BATHROOM & SEPARATE SHOWER ROOM
- DOUBLE WIDTH DRIVEWAY & SINGLE GARAGE
- BEAUTIFULLY MAINTAINED GARDENS
- PERFECTLY LOCATED FOR SCHOOLS, SHOPPING & M6 MOTORWAY
- QUIET SOUGHT AFTER CUL-DE-SAC
- WEST HEATH LOCALITY
- NO CHAIN



\*\*\*NO CHAIN\*\*\*

A spacious, link detached home in a quiet cul-de-sac in the prime West Heath area of Congleton, great for families, close to reputable schools for all ages and perfect for commuters with a short drive to junctions 17 & 18 of the M6 motorway. Also within walking distance is the West Heath shopping centre.

This well-maintained home has double glazing and gas fired central heating and comprises feature front door to a good-sized hall with cloakroom/W.C. and stairs, with doors to front 21' 6" lounge with large window, beyond this is a separate dining room, and then white hi-gloss fitted kitchen with door to rear garden.

At first floor level, the central landing allows access to three double bedrooms, shower room and the original fourth bedroom that has been converted to a family bathroom (if not required, can easily be converted back to a bedroom).

The gardens are particularly well stocked and maintained, the front having a driveway terminating at the single garage and the rear being enclosed having a sunny morning and mid day aspect comprising of patio, lawn, borders etc.

Early viewing is recommended as it is a cul-de-sac. Once the homes are occupied, the owners settle in and therefore rarely do they come on the market.



**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Open porch with quarry tiled step and feature quality hardwood double glazed door to:

**HALL 10' 10" x 6' 7" (3.30m x 2.01m):** Coving to ceiling. Central heating radiator. Hardwood doors to principal rooms. 13 Amp power points.

**CLOAKROOM W.C. :** PVCu double glazed opaque window. White suite comprising: Low level W.C. and wash hand basin set in vanity unit. Central heating radiator. Half tiled walls.

**LOUNGE 13' 3" x 21' 6" (4.04m x 6.55m):** Coving to ceiling. Two PVCu double glazed windows overlooking the front. Two central heating radiators. 13 Amp power points. TV point.

**DINING ROOM 13' 5" x 9' 9" (4.09m x 2.97m):** PVCu double glazed window to rear aspect. Central heating radiator. 13 Amp power points. Door to:

**KITCHEN 14' 10" x 10' 0" (4.52m x 3.05m):** PVCu double glazed window to rear aspect. Fitted with a range of white hi-gloss eye level and base units with roll edge laminated surfaces and tiled splashbacks. Stainless steel single drainer sink unit inset with mixer tap. Ceramic electric hob with split level double oven. Integrated dishwasher and washing machine. Central heating radiator. 13 Amp power points. Door to two understairs storage rooms. PVCu double glazed door to rear garden.



**First Floor :**

**LANDING :** Access to roof space via pull down ladder. Doors to principal rooms. Door to cupboard incorporating Worcester gas combi boiler and programmer.

**BEDROOM 1 REAR 13' 5" x 9' 9" (4.09m x 2.97m):** PVCu double glazed window to rear aspect. Central heating radiator. 13 Amp power points. Double doors to fitted cupboard/wardrobe.

**BEDROOM 2 REAR 11' 3" x 10' 0" (3.43m x 3.05m):** PVCu double glazed window to rear aspect. Central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 11' 1" x 9' 9" (3.38m x 2.97m):** PVCu double glazed window. Central heating radiator. 13 Amp power points. Double doors to fitted cupboard/wardrobe.

**BATHROOM 11' 3" x 6' 11" (3.43m x 2.11m):** PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and corner bath with telephone mixer tap. Half tiled walls. Heated towel radiator.

**SHOWER ROOM :** PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and shower enclosure. Fully tiled walls. Heated towel radiator.

**Outside :**

**FRONT :** Double width driveway with lawn and shrub borders terminating at the garage door.

**SIDE :** Gate and path leading to rear garden.

**REAR :** Fully enclosed by timber fence panels having patio seating area leading onto a lawn with well stocked flower and shrub beds and evergreen bushes and trees.



**GARAGE 18' 11" x 8' 2" (5.76m x 2.49m):** Up and over door. Power and light. PVCu double glazed door and window.

**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:** D

**DIRECTIONS:** SATNAV: CW12 4HZ

Energy performance certificate (EPC)			
21 Ambleside Court CONGLETON CW12 4HZ	Energy rating <b>C</b>	Valid until:	23 September 2034
		Certificate number:	2478-3042-5201-4554-2204

Property type	Detached house
Total floor area	121 square metres

**Rules on letting this property**

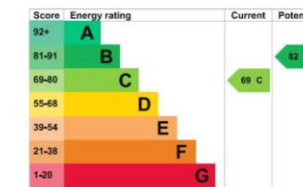
Properties can be let if they have an energy rating from A to E.

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

