

# Timothy a brown



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[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

## 64 Camborne Close

Congleton, Cheshire CW12 3BG

Offers in the Region Of £250,000

- Popular Mossley residential area
- No upward chain
- Three bedrooms
- Large corner plot, front, rear and side gardens
- Opportunity for modernisation and potential to extend (subject to pp)
- Off road parking and garage
- Close to amenities, transport links and countryside



FOR SALE BY PRIVATE TREATY (Subject to contract)

Three bedroom semi-detached home, Located in the much sought after Mossley area in Congleton. This home represents a fantastic opportunity for modernisation and potential expansion (subject to planning permission)

Camborne Close is a popular residential area of Congleton, being close to local amenities including train station, bus routes, convenience store, canalside walks and open countryside. Catchment area of Mossley primary school.

Layout: Ground floor with a kitchen, lounge/diner, hall, storage and stairs to the first floor where 3 bedrooms and shower/room are located.

Modern Amenities: Full gas central heating & PVCu double glazing.

Outdoor Space: Generous front, side & rear lawned gardens with rear patio, perfect for outdoor living.

Parking: Private off road parking to the rear with single detached garage.

Please ring to book a viewing to truly appreciate this home's potential to put 'your own stamp on



The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : PVCU double glazed door to:

PORCH : PVCU double glazed window. Tiled walls. Door to cloaks cupboard. Door to:

HALL : Central heating radiator. One single power point. Stairs to first floor. Door to:

LOUNGE/DINER 13' 3" x 24' 3" (4.04m x 7.39m) max: PVCu double glazed bow window to front aspect and PVCu double glazed window to rear aspect. Mock fireplace (no chimney). Two central heating radiators. 13 Amp power points. Under stairs cupboard. Door to:

KITCHEN 10' 3" x 7' 0" (3.12m x 2.13m): PVCu double glazed window to rear aspect. Fitted with a range of base and eye level units with laminated preparation surfaces, having stainless steel single drainer sink bowl inset. Beko washing machine. Slot in Hotpoint electric cooker. Extractor fan. Indesit fridge freezer. Tiled walls. 13 Amp power points. PVCu double glazed door to outside.

First Floor :

LANDING : PVCu double glazed window. Access to roof space via a pull down ladder. One single power point.

BEDROOM 1 13' 0" x 8' 5" (3.96m x 2.56m): PVCU double glazed windows to front and side aspects. Fitted suite comprising of wardrobes and dressing table. Central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 9' 0" x 9' 4" (2.74m x 2.84m): PVCu double glazed window to rear aspect. Recessed double wardrobes. Central heating radiator. 13 Amp power points.

BEDROOM 3 SIDE 8' 8" x 9' 8" (2.64m x 2.94m) max 6' 7" (2.01m) min: PVCu double glazed window to side aspect. Door to cupboard housing Baxi combination boiler. 13 Amp power points.



SHOWER/WET ROOM : PVCu double glazed opaque window. White suite comprising: Low level W.C. and wash hand basin set in vanity unit. Waterproof walls and floor with built in drain. Radiator.

Outside :

FRONT : Open plan lawn with flower borders and mature specimen trees. Path to front door.

SIDE : Enclosed by concrete posts with timber fence panels with lawn and two specimen trees.

REAR : Enclosed by concrete posts with timber fence panels. Patio. Yellow river bed stone hardstanding. Lawn. Gate to driveway and garage.

DETACHED SINGLE GARAGE 17' 0" x 8' 3" (5.18m x 2.51m) internal measurements: Up and over door. PVCu double glazed 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 Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 3BG

