



Garage

Total Area: 94.8 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



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# Timothy a brown

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**22 Minton Close**  
Congleton, Cheshire CW12 3TD

**Selling Price: £335,000**

- RARE TO MARKET! RESPECTED SEDDONS BUILT DETACHED BUNGALOW
- COSMETIC MODERNISATION REQUIRED
- HIGHLY REGARDED, ESTABLISHED HENSHALL HALL
- TWO DOUBLE BEDROOMS
- GENEROUS PLOT WITH EXTENSIVE DRIVEWAY FOR 4 CARS & DETACHED GARAGE
- CUL-DE-SAC POSITION WITH LARGE CORNER PLOT GARDENS
- LOVELY LOCAL CANALSIDE WALKS, BUS STOP, TRAIN STATION & SHOPS CLOSE BY
- NO CHAIN



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

IN NEED OF COSMETIC MODERNISATION AND FACELIFT. HIGHLY SOUGHT AFTER DETACHED TWO DOUBLE BEDROOM TRUE BUNGALOW WITH DETACHED GARAGE. ESTABLISHED WRAP AROUND GARDENS. QUIET HEAD OF CUL-DE-SAC POSITION. PRIME MOSSLEY AREA. WALKING DISTANCE OF RAILWAY STATION AND LOCAL SHOPS AT HIGHTOWN.

Entrance porch. Reception hall, L-shaped lounge/dining room, kitchen, two double bedrooms, lean to conservatory, and bathroom. Generous grounds, extensive driveway for at least four cars and detached garage. Full PVCu double glazing. Full gas central heating boiler.

The highly regarded Henshall Hall Development is prestigious in nature and attracts a mixture of young professionals, the astute middle aged and their families and retirees who pursue and enjoy the quiet and respectful environment this development exudes.

In the immediate vicinity gentle walks can be found along the tree lined Biddulph Valley disused railway line and Macclesfield Canal. Mossley C of E Primary School is found close by, as are quite a number of well regarded local hostelryes, such as The Queens Head Hotel, The Railway Inn, The Castle Inn and the eclectic The Wonky Pear, all of which are child and dog friendly and offer a



surprisingly wide range of good quality food and refreshments. An easy walk leads to the dizzying array of shops at High Town to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office. It's a convenient location with the bustling town centre of Congleton within easy reach. For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also practically located for the town's railway station which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible.

The accommodation briefly comprises (all dimensions are approximate)

SIDE PORCH ENTRANCE : PVCu double glazed panelled door to:

PORCH 15' 4" x 4' 0" (4.67m x 1.22m): PVCu double glazed window to side aspect. Single panel central heating radiator. PVCu double glazed door to rear garden.

HALL : Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Full length store cupboard. Cupboard housing Ideal gas combi boiler. Doors to all rooms.

L SHAPED LOUNGE/DINING ROOM 20' 10" x 15' 6" (6.35m x 4.72m): PVCu double glazed bow window to front aspect and matching window to front aspect. Two double panel central heating radiators. Coal effect gas fire set on marble hearth and back with Adams style fire surround. 13 Amp power points. Television aerial point.



KITCHEN 9' 3" x 8' 10" (2.82m x 2.69m): PVCu double glazed window to side aspect. Range of natural oak fronted eye level and base units having roll edge Formica preparation surfaces over with composite single drainer sink unit inset. Built in 4 ring gas hob with electric oven/grill below. Integrated fridge. Space and plumbing for washing machine. Double panel central heating radiator. 13 Amp power points.

BEDROOM 1 REAR 10' 10" x 9' 2" (3.30m x 2.79m): Single panel central heating radiator. 13 Amp power points. Fitted bedroom furniture. Door to lean-to conservatory.

CONSERVATORY 11' 10" x 6' 1" (3.60m x 1.85m): Aluminium framed with single glazed panels and composite roof over.

BEDROOM 2 REAR 11' 0" x 10' 9" (3.35m x 3.27m): PVCu double glazed window to rear aspect. Fitted wardrobes. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 4" x 6' 8" (2.23m x 2.03m): PVCu double glazed window to side aspect. Suite comprising: Low level W.C. with concealed cistern, wash hand basin and panelled bath with chrome bath/shower mixer over. Double panel central heating radiator.

Outside :

FRONT : Lawned gardens with established flower borders and lawn which sweep to one side. A long tarmacadam driveway continues from the front to the side providing parking for 3-4 cars and terminating at the detached garage.

DETACHED BRICK BUILT GARAGE 16' 9" x 9' 4" (5.10m x 2.84m) internal measurements: Timber electronically operated roller door.

REAR : Extending from the rear of the property and to its full width are extensive paved terrace areas with steps up to lawned garden with terrace and encompassed with established borders and brick wall boundary. To one side is a wide amenity storage area with gated access to the front via both sides.



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 3TD

