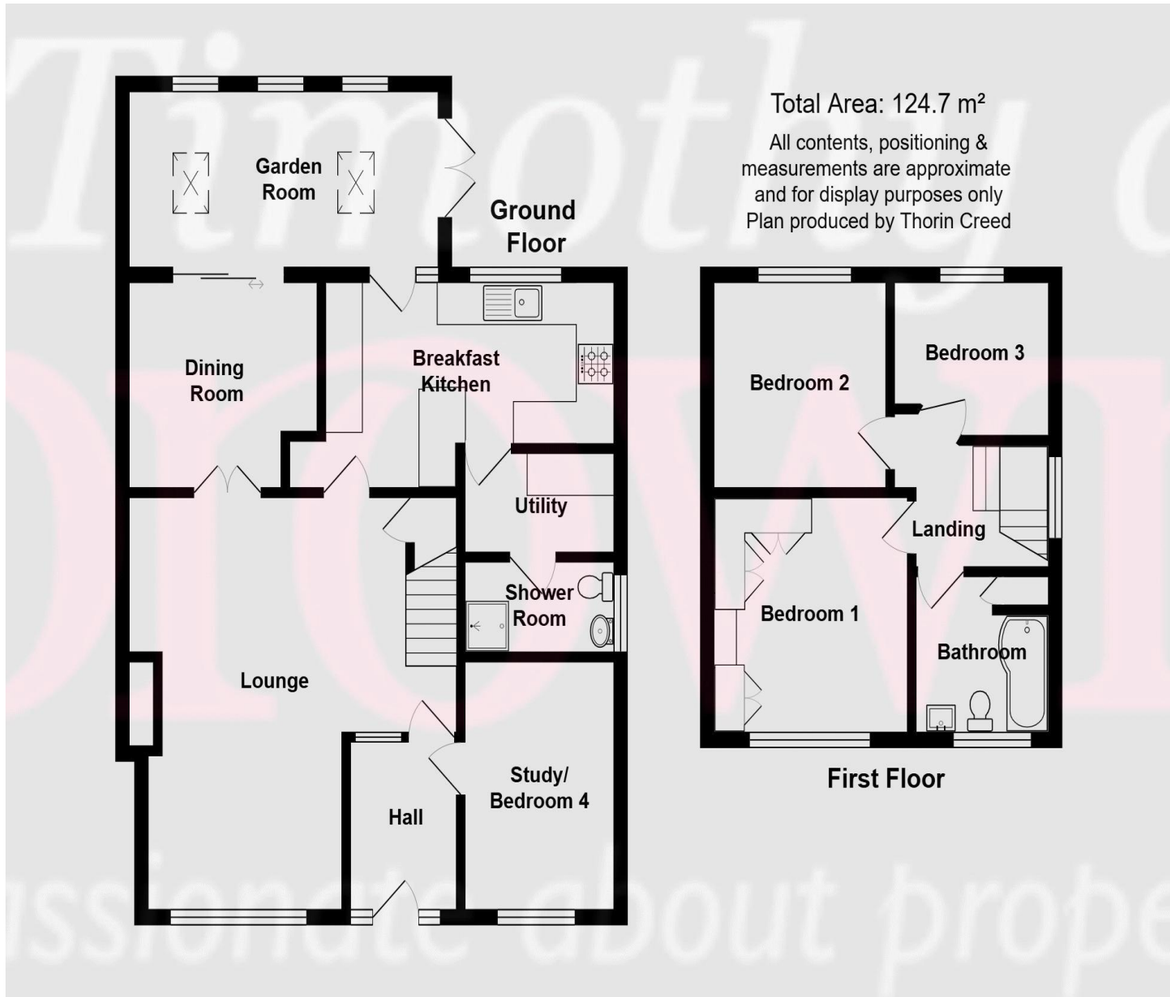
Timothy a brown



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:

Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

20 Harvey Road

Congleton, Cheshire CW12 2BU

Selling Price: Offers in Excess of £350,000

- EXTENDED WELL PRESENTED DETACHED FAMILY HOME
- TWO RECEPTION ROOMS PLUS GARDEN ROOM
- BREAKFAST KITCHEN, UTILITY & DOWNSTAIRS SHOWER ROOM
- 3 BEDROOMS PLUS BEDROOM 4/STUDY
- DOUBLE WIDTH DRIVEWAY
- ENCLOSED LANDSCAPED REAR GARDEN
- POPULAR AREA OF BUGLAWTON

A beautifully presented extended detached family home with a totally flexible layout which is a credit to the owners.

Situated on an elevated plot having a sunny rear aspect and having PVCu double glazing, gas fired central heating and comprises: hall, bedroom 4/study, 19'4" lounge, dining room, large garden room, modern fitted kitchen with appliances, utility room and cloak room/shower room completing the ground floor.

At first floor level there is a landing allowing access to three bedrooms, the master having a fitted full wardrobe suite and attractive fully tiled bathroom.

Externally there is a double width driveway and to the rear, the garden is easy to maintain having a patio area with steps up to the two terrace area, one being lawned and the other having raised planters and landscaped to yellow river stone chippings.

Harvey Road is a sought after address, being within walking distance of two good primary schools and Eaton Bank Academy is like wise of walking distance with a bridge over the River Dane. It also has canal and countryside walks on its door step.

Viewing is highly recommended to appreciate the merits of this home.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite door to:

PORCH/HALL 8' 8'' x 5' 10'' (2.64m x 1.78m): Door to lounge and bedroom 4/study. Radiator. Laminate floor.

BEDROOM 4/STUDY 11' 10'' x 7' 7'' (3.60m x 2.31m): PVCu double glazed window. Radiator. Laminate floor.

LOUNGE 19' 4'' x 18' 0'' (5.89m x 5.48m) max (10'7" min): PVCu double glazed window. Feature fireplace with inset fire. Two radiators. Stairs with cupboard below. Double doors to dining room. Door to kitchen.

DINING ROOM 10' 3'' x 9' 8'' (3.12m x 2.94m): Double glazed sliding patio windows to garden room. Radiator.

GARDEN ROOM 16' 8'' x 8' 5'' (5.08m x 2.56m): Velux roof lights. PVCu double glazed windows. Double french doors to outside. Radiator. Laminate flooring.

BREAKFAST KITCHEN 16' 1'' x 9' 9'' (4.90m x 2.97m): PVCu double glazed window to rear aspect. Attractive modern kitchen in grey with matching breakfast bar. One and a half sink with mixer tap. Tiled splashbacks. Free standing cooker, extractor fan, dishwasher, freezer and fridge. Laminate floor. Door to garden room. Door to utility.

UTILITY 8' 0'' x 4' 9'' (2.44m x 1.45m): Eye level unit and laminate working surfaces with space below for washing machine and dryer. Tiled floor. Wall mounted gas central heating boiler. Door to cloakroom/shower room.

SHOWER ROOM : PVCu double glazed opaque window. White suite comprising: low level W.C., wash hand basin set in vanity unit and shower enclosure. Tiled floor. Chrome heated towel rail.

First floor :

LANDING : PVCu double glazed window. Access to partly boarded roof space. Doors to principle rooms.

BEDROOM 1 FRONT 11' 4'' x 10' 6'' (3.45m x 3.20m): PVCu double glazed window to front aspect. Fully fitted bedroom suite. Radiator. Laminate flooring.

BEDROOM 2 REAR 10' 0'' x 9' 5'' (3.05m x 2.87m): PVCu double glazed window to rear aspect. Radiator. Laminate flooring.

BEDROOM 3 REAR 7' 4'' x 8' 4'' (2.23m x 2.54m): PVCu double glazed window to rear aspect. Radiator. Laminate flooring.

BATHROOM : PVCu double glazed opaque window. Attractive fully fitted tiled bathroom having low level W.C., wash hand basin set in vanity unit and 'P' shaped bath with shower and screen over. Heated towel radiator/rail.

Outside :

FRONT : Block brick double width driveway with slate chippings, shrub and flower bed.

SIDE : Path to side.

REAR : Patio area with steps up to lawn and yellow river stone area. Further steps up to higher level with planters and river stone chippings.

TENURE : Freehold (subject to solicitors verification).

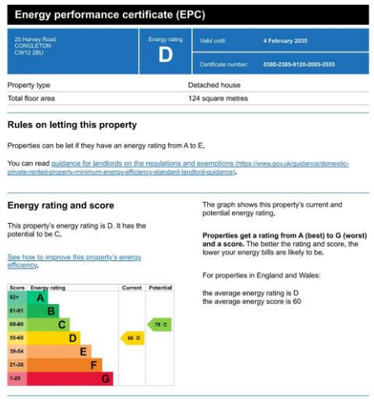
SERVICES : All mains services (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 2BU



Energy performance certificate (EPC)

20 Harvey Road CONGLETON CW12 2BU	Energy rating: D	Valid until:	4 February 2035
		Certificate number:	0380-2385-9120-2005-3555

Property type	Detached house
Total floor area	124 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).

Energy rating and score

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

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