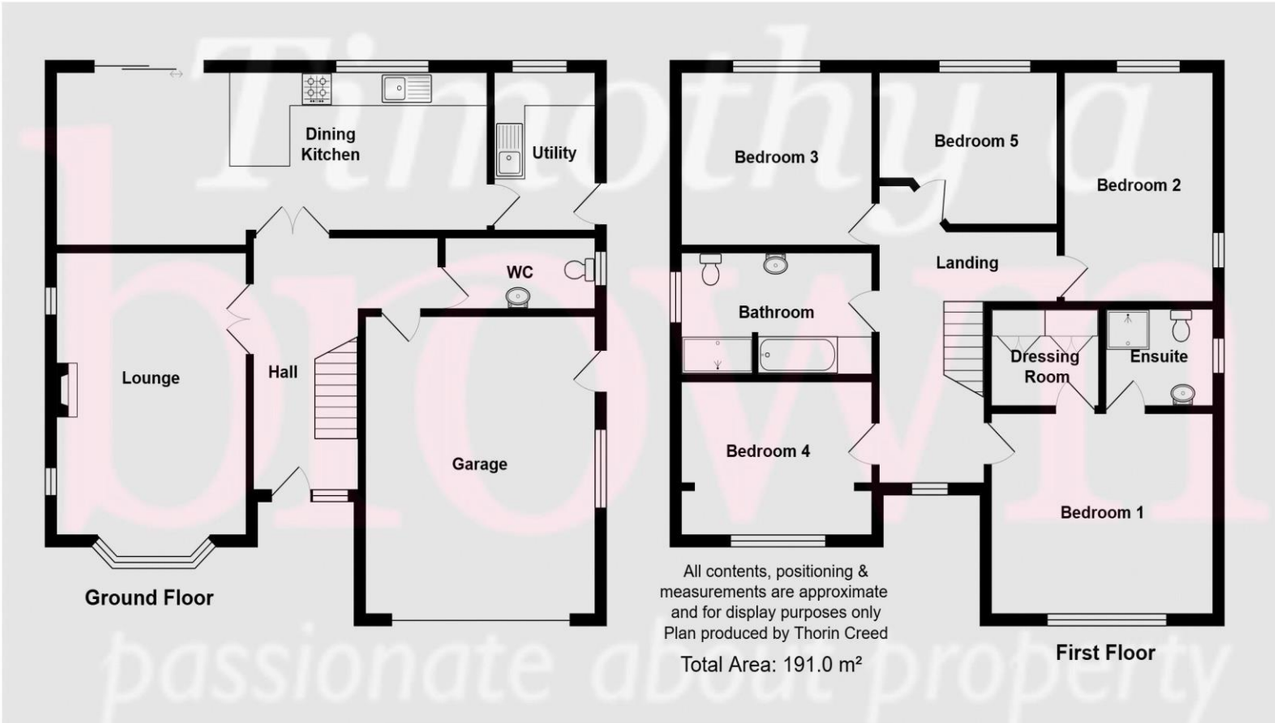
Timothy a brown



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 191.0 m²

Energy performance certificate (EPC)

9 Russell Close CONGLETON CW12 3UD	Energy rating D	Valid until:	4 February 2035
		Certificate number:	0757-3046-5262-8775-4204

Property type	Detached house
Total floor area	166 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

9 Russell Close,

Mossley, Congleton,
Cheshire CW12 3UD

Selling Price: £600,000

- EXQUISITE 5 BEDROOM DETACHED RESIDENCE
- QUALITY FITTED DINING KITCHEN
- SPACIOUS LOUNGE WITH MULTI-FUEL STOVE
- MODERN BATHROOM & EN-SUITE SHOWER ROOM
- CHARACTER & HIGH QUALITY FINISHES THROUGHOUT
- GENEROUS DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- INTEGRAL DOUBLE GARAGE WITH ELECTRIC ACCESS DOOR
- BEAUTIFULLY LANDSCAPED GARDENS
- DESIRABLE MOSSLEY CUL-DE-SAC LOCATION
- POTENTIAL LOFT CONVERSION FOR 2 LARGE ROOMS & BATHROOM (STPP)

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

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

FOR SALE BY PRIVATE TREATY (Subject to contract)

Discover a Lifestyle of Luxury in Mossley, Congleton

This exquisite, detached residence, meticulously crafted by the esteemed local builder, Pedley Homes, seamlessly blends modern elegance with charming period details. Built in 2000, this home boasts a wealth of character, including mock Tudor styling, exposed beams, and oak flooring, while offering the comforts of contemporary living. Possibilities for further conversion - THE HUGE ROOF SPACE HAS POTENTIAL TO SUIT CONVERSION TO TWO LARGE ROOMS AND BATHROOM (subject to pp).

Key Features:

- **Spacious Interiors:** Generous living spaces, including a spacious lounge with stove, and a beautifully appointed kitchen diner.
- **Luxurious Bedrooms:** Five bedrooms, including a master suite with en-suite bathroom and dressing room.
- **High-Quality Finishes:** Features such as quartz effect worktops, a stunning kitchen and bathroom, and electric garage door add a touch of luxury.
- **Private Oasis:** Beautifully landscaped gardens provide a tranquil escape, perfect for relaxation and entertaining.
- **Convenient Location:** Situated in a desirable CUL DE SAC location with easy access to local amenities, excellent schools, and major transport links.

Experience the Congleton Lifestyle:

- **Enjoy the outdoors:** Explore the picturesque Cheshire countryside, including the nearby Peak District National Park.
- **Convenient Living:** Benefit from easy access to the M6 motorway, local amenities, and excellent schools.

Don't miss this opportunity to own a truly exceptional home.

The accommodation briefly comprises:
(all dimensions are approximate)

CANOPIED PORCH : Timber door with double glazed upper panel with leaded light and matching side window to:

L-SHAPED ENTRANCE HALLWAY 15' 3'' x 6' 9'' (4.64m x 2.06m) extending to 11' 9'' (3.58m) : Exposed beams to ceiling. Single panel central heating radiator. 13 Amp power points. Staircase with timber balustrade to first floor. Medium colour oak skirting board and flooring. Double leaded light doors to lounge and kitchen. Further doors to cloakroom and garage.

GUEST CLOAKROOM 9' 9'' x 4' 6'' (2.97m x 1.37m) : Timber framed sealed unit double glazed frosted window to side aspect. Suite comprising: Low level W.C. and Victorian style wash hand basin. Single panel central heating radiator. Extractor fan. Half tiled walls. Medium colour oak flooring.

LOUNGE 18' 7'' x 12' 6'' (5.66m x 3.81m) into bay : Timber framed sealed unit double glazed bay window with leaded lights to front aspect. Two timber framed sealed unit double glazed windows with leaded lights to either side of fireplace. Exposed beams to ceiling. Cast iron Clearview multi fuel stove with slate back and hearth. Double panel central heating radiator. Television aerial point. 13 Amp/USB power points. Medium colour oak skirting board and flooring.

OPEN PLAN DINING KITCHEN 28' 0'' x 9' 4'' (8.53m x 2.84m) :

Kitchen Area 16' 0'' x 9' 4'' (4.87m x 2.84m) : Timber framed sealed unit double glazed window to rear aspect. Contrasting hi gloss eye level and base units in contrasting light grey and royal blue with feature plate rack having quartz effect preparation surfaces over and 1.5 bowl composite sink unit inset with extending mixer tap. 4-Ring stainless steel gas hob with extractor canopy over. Built in NEFF double electric fan assisted oven and grill/combination microwave oven. Oak preparation surface as breakfast bar with seating for 3. Integrated dishwasher, fridge and freezer. 13 Amp/USB power points. Double panel central heating radiator. Downlighters to ceiling. Tiled floor. Leaded light door to utility.

Dining Area 12' 4'' x 10' 6'' (3.76m x 3.20m) : Oak grained PVCu double glazed patio doors to rear aspect. Recessed downlighters to ceiling. Double panel central heating radiator. 13 Amp power points. Medium colour oak skirting board and flooring.

UTILITY 9' 4'' x 6' 6'' (2.84m x 1.98m) : Timber framed sealed unit double glazed window to rear aspect. Range of base units having inset single drainer stainless steel sink unit inset with roll edge marble effect laminate surfaces over. Plumbing and space for washing machine. Fitted broom cupboard. Single panel central heating radiator. 13 Amp power points. Tiled floor. Timber panelled side door to outside.

First Floor :

L-SHAPED LANDING 18' 2'' x 12' 0'' (5.53m x 3.65m) : Timber framed sealed unit double glazed window with leaded lights to front aspect. Exposed beams to ceiling. Recessed downlighters to ceiling. Single panel central heating radiator. 13 Amp power points. Access to roof space. Doors to all rooms.

Roof Space 35' 0'' x 15' 4'' (10.66m x 4.67m) : Boarded and with light. A huge space with immense head height. This area would suit conversion to two large rooms and bathroom (subject to planning permission).

MASTER BEDROOM 14' 7'' x 11' 9'' (4.44m x 3.58m) : PVCu double glazed window with leaded lights to front aspect. Single panel central heating radiator. 13 Amp/USB power points. Doors to en-suite and dressing room.

En-Suite 7' 2'' x 5' 7'' (2.18m x 1.70m) : Timber framed sealed unit double glazed frosted window to side aspect. Modern white suite comprising: Low level W.C., pedestal wash hand basin and shower cubicle with newly fitted Mira shower. Single panel central heating radiator. Shaving point and light. Half tiled walls.

Dressing Room 6' 10'' x 3' 7'' (2.08m x 1.09m) to wardrobes : Incorporating wardrobes and dressing table with drawers and mirror over. Single panel central heating radiator.

BEDROOM 2 REAR 12' 3'' x 10' 6'' (3.73m x 3.20m) : Timber framed sealed unit double glazed window to rear aspect. Recessed spotlights to ceiling. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 14' 3'' x 9' 8'' (4.34m x 2.94m) : Timber framed sealed unit double glazed window to rear and side aspects. Spotlights to ceiling. Single panel central heating radiator. 13 Amp power point. Beech effect floor.

BEDROOM 4 REAR 11' 11'' x 9' 4'' (3.63m x 2.84m) : Timber framed sealed unit double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Beech effect floor.

BEDROOM 5 FRONT 12' 3'' x 9' 5'' (3.73m x 2.87m) : PVCu double glazed window with leaded lights to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 12' 6'' x 7' 6'' (3.81m x 2.28m) : Timber framed sealed unit double glazed frosted window to side aspect. Luxury white bathroom suite comprising: wash hand basin set in vanity unit with cupboard under, tile panelled bath with chrome mixer shower tap with two steps up to low level W.C. and large tiled shower cubicle with thermostatically controlled mains fed shower. Extractor fan. Recessed spotlights to ceiling. Double panel central heating radiator. Quality tiles to walls and laid to floor.

Outside :

FRONT : Mainly laid to lawn having shrub borders with paths to each side of property. Electric vehicle charging point. Large brick paved driveway with parking for 2-6 cars terminating at:

INTEGRAL DOUBLE GARAGE 18' 0'' x 14' 7'' (5.48m x 4.44m) internal measurements : Hörmann electrically operated secure, insulated up and over door. Timber framed window to side aspect. Pedestrian door to side. Pedestrian door to internal hall. Power and light. Wall mounted Baxi combi gas central heating boiler.

REAR : Fully enclosed by timber panel fencing being mainly laid to lawn with shrub borders having vitrified porcelain tiled terrace and large raised timber decked terrace. Gated access to 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.

TAX BAND: G

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3UD