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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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25 Galloway Green
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Selling Price: £285,000

- IMPRESSIVE WELL PRESENTED THREE STOREY TOWN HOUSE
- LARGE OPEN PLAN LOUNGE/DINING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- THREE BEDROOMS WITH MASTER HAVING DRESSING ROOM & EN SUITE
- FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE / DRIVEWAY FOR 4 CARS
- ENCLOSED REAR GARDEN
- POPULAR LOWER HEATH AREA

Spacious Executive Townhouse in Lower Heath.

Discover this impressive three-storey townhouse, offering spacious living and a convenient location in the highly sought-after Lower Heath area of Congleton.

Key Features:

Spacious Living: Large open-plan lounge/dining room, three bedrooms, including a master suite with a dressing area.

Modern Design: Reputable Seddon-built home with a contemporary design.

Convenient Location: Located in Lower Heath, with easy access to excellent schools, major transport routes, and local amenities.

Private Outdoor Space: Enclosed gardens provide a private and relaxing outdoor area.

Parking & Garage: Driveway parking for up to four cars and an integral double garage.

Experience the Lower Heath Lifestyle:

Enjoy the convenience: Located near schools, shops, and major transport links, including easy access to the M6 motorway.

Family-Friendly Environment: Situated in a family-friendly development with a children's play area.



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

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Composite panelled double glazed front door to:

HALL 9' 10" x 7' 0" (2.99m x 2.13m) plus door recess: Double panel central heating radiator. 13 Amp power points. Understairs store cupboard. Return stairs to first floor. Door to integral double garage.

BEDROOM 3 REAR 10' 0" x 9' 10" (3.05m x 2.99m): Double panel central heating radiator. 13 Amp power points. PVCu double glazed french doors to rear garden. Door to:

CLOAKROOM : PVCu double glazed window to rear aspect. White suite comprising low level W.C. and wash hand basin. Single panel central heating radiator.

INTEGRAL DOUBLE GARAGE 20' 3" x 16' 0" (6.17m x 4.87m) internal measurements: Electrically operated door. Power and light. Wall mounted Glowworm gas central heating boiler. Composite panelled door to rear garden.

First Floor :

LANDING : PVCu double glazed window to front aspect. Return stairs to second floor.

OPEN PLAN LOUNGE/DINING ROOM 20' 6" x 16' 4" (6.24m x 4.97m): PVCu double glazed window to front aspect. Coving to ceiling. Double panel and single panel central heating radiators. 13 Amp power points. Coal effect electric fire set on stone hearth and back. PVCu double glazed french door to Juliette balcony.

KITCHEN 10' 0" x 9' 8" (3.05m x 2.94m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of modern cream fronted eye level and base units with granite effect preparation surfaces over with stainless steel single drainer unit inset. Built-in stainless steel 5-ring gas hob with wide



stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine.

Second Floor :

LANDING : Single panel central heating radiator. Cupboard housing pressurised hot water cylinder.

BEDROOM 1 FRONT 13' 6" x 12' 5" (4.11m x 3.78m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

DRESSING ROOM 6' 8" x 5' 10" (2.03m x 1.78m): PVCu double glazed window to rear aspect. Built-in wardrobes with mirrored doors. Single panel central heating radiator.

EN SUITE 6' 7" x 4' 5" (2.01m x 1.35m): PVCu double glazed window to rear aspect. White suite comprising low level W.C. with concealed cistern, wash hand basin with cupboards below and shower enclosure with glass sliding door and mains fed thermostatically controlled shower. Chrome centrally heated towel radiator.

BEDROOM 2 REAR 10' 3" x 11' 9" (3.12m x 3.58m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in triple wardrobes.

BATHROOM 6' 6" x 7' 4" (1.98m x 2.23m): PVCu double glazed window to front aspect. White suite comprising low level W.C. with concealed cistern, wash hand basin set in vanity unit with cupboard below and panelled bath with bath/shower mixer. Single panel central heating radiator. Mosaic effect tiles to splashbacks.

OUTSIDE :

FRONT : Extensive block paved driveway with parking for up to 4 cars.

REAR : Paved patio seating area beyond which is artificial lawn bound with flower borders and encompassed with timber lapped fencing.



TENURE : Leasehold. Length of lease - 999 years with 981 years remaining. Ground rent: £459.91 per annum.

SERVICES : All mains are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV CW12 1LY

