



Total area: approx. 121.9 sq. metres (1312.6 sq. feet)
Please note this floor plan is a guide only. Measurements, contents and positioning are approximate. No responsibility is accepted for any mistake or inaccuracy contained within the floor plan.
Plan produced using PlanUp.

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.



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Timothy a brown

3 Hertford Close

Congleton, Cheshire CW12 1TB

Selling Price: £399,000

- 4 BED DETACHED EXTENDED FAMILY HOME
- MODERN KITCHEN, BATHROOM & EN SUITE
- LOUNGE, SITTING ROOM & DINING ROOM
- TARMACADAM DRIVEWAY
- FULLY ENCLOSED REAR GARDEN
- POPULAR LOWER HEATH AREA

FOR SALE BY PRIVATE TREATY (Subject to contract)

A well appointed and extended modern detached family home located in the popular residential area of Lower Heath, allowing excellent communications to the main Manchester and Macclesfield arterial routes.

The property boasts fitted kitchen, bathroom and en suite, with oak floor to lounge and dining room and Karndean floor to the hall, fitted furniture to two bedrooms and attractive rear garden.

The PVCu double glazed and gas centrally heated accommodation comprises: hallway, cloakroom, lounge, sitting room, dining room and kitchen to the ground floor, whilst at first floor level the landing gives access to four bedrooms, the master with en suite, and family bathroom.

To the front is a lawned garden with tarmacadam driveway extending to the left hand side of the property. The rear garden is fully enclosed having patio, lawn and raised decking area.

Early viewing is recommended to avoid disappointment.

The accommodation briefly comprises
(all dimensions are approximate)

OPEN PORCH : Tiled step.

FRONT ENTRANCE : Steel framed composite door with opaque PVCu double glazed windows to each side to:



HALL : BT telephone point (subject to BT approval). 13 Amp power point. Karndean floor. Stairs to first floor. Doors to various rooms. Chrome heated towel radiator.

CLOAKROOM : PVCu double glazed window to front aspect. White suite comprising: low level w.c. and pedestal wash hand basin. Tiled walls. Karndean floor.

KITCHEN 10' 10" x 9' 8" (3.30m x 2.94m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Fitted with a range of shaker style eye level and base units with brushed alloy handles having marble effect roll edge laminate preparation surfaces over with one and a half bowl stainless steel single drainer sink unit with mixer tap. Bosch 4-ring gas hob inset with double oven below and extractor hood over. Integrated fridge/freezer. Space for dishwasher. Space for microwave. Space for washer/dryer. Tiled to splashbacks. 13 Amp power points. Chrome centrally heated towel radiator. Karndean flooring. Composite steel framed stable door to outside. Arch to dining room.

DINING ROOM 9' 8" x 7' 9" (2.94m x 2.36m): PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Oak flooring.

LOUNGE 15' 0" x 14' 1" (4.57m x 4.29m): PVCu double glazed window to rear aspect. Coving to ceiling. Dado rail. Feature fireplace having living flame gas fire set on marble effect hearth and back with timber surround. 13 Amp power points. Television aerial point. Satellite point. Double panel central heating radiator. Oak flooring. Door to understairs cupboard. PVCu double glazed french doors giving access to rear garden. Double PVCu double glazed French windows to patio. Double timber and glazed double doors to dining room.

SITTING ROOM 20' 5" x 7' 3" (6.22m x 2.21m): PVCu double glazed windows to front and rear aspects. Rear PVCu rear door. Single panel central heating radiator. 13 Amp power points. Low wattage lights to ceiling.



First Floor :

LANDING : Access to roof space. 13 Amp power point. Doors to principal rooms.

BEDROOM 1 FRONT 17' 2" x 12' 2" (5.23m x 3.71m) plus recess: PVCu double glazed window to front aspect. Low voltage downlighters inset. Fitted with a matching bedroom suite comprising: fitted wardrobes, dressing table, bedside cabinets etc. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Satellite point. Door to:

EN SUITE : PVCu opaque double glazed window to front aspect. White suite comprising: low level w.c. and pedestal wash hand basin set in beech effect vanity unit with cupboards below and granite effect roll edge surface, and tiled shower cubicle with electric shower. Chrome towel radiator. Shaving point. Tiled walls and floor. Door to cupboard housing gas central heating boiler.

BEDROOM 2 FRONT 11' 3" x 10' 0" (3.43m x 3.05m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 16' 7" x 7' 6" (5.05m x 2.28m) plus wardrobe: Two PVCu double glazed windows to rear aspect. Fitted double wardrobe with sliding mirror fronted doors. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 7' 8" x 7' 4" (2.34m x 2.23m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

BATHROOM : PVCu opaque double glazed window to rear aspect. White suite comprising: low level w.c. with concealed cistern, wash hand basin set in beech effect vanity unit, and tiled panelled bath with hand grips and mixer shower tap with mains fed shower and glazed screen over. Shaver point. Chrome centrally heated towel radiator. Full tiled walls and floor.



Outside :

FRONT : Open plan lawn with stone chipping borders with shrubs and tarmac driveway providing parking for two cars.

LEFT HAND SIDE : Further parking for one car with double timber gates giving access to the rear.

RIGHT HAND SIDE : Gate and path leading to the rear.

REAR : Fully enclosed by fence panelling having flagged patio to the full width of the property with balustrade giving access to the lawned garden with tree and shrub borders with raised decking area.

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

TENURE : Freehold (subject to solicitors' verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV: CW12 1TB

