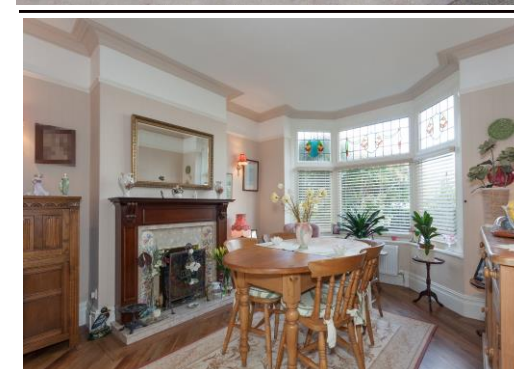
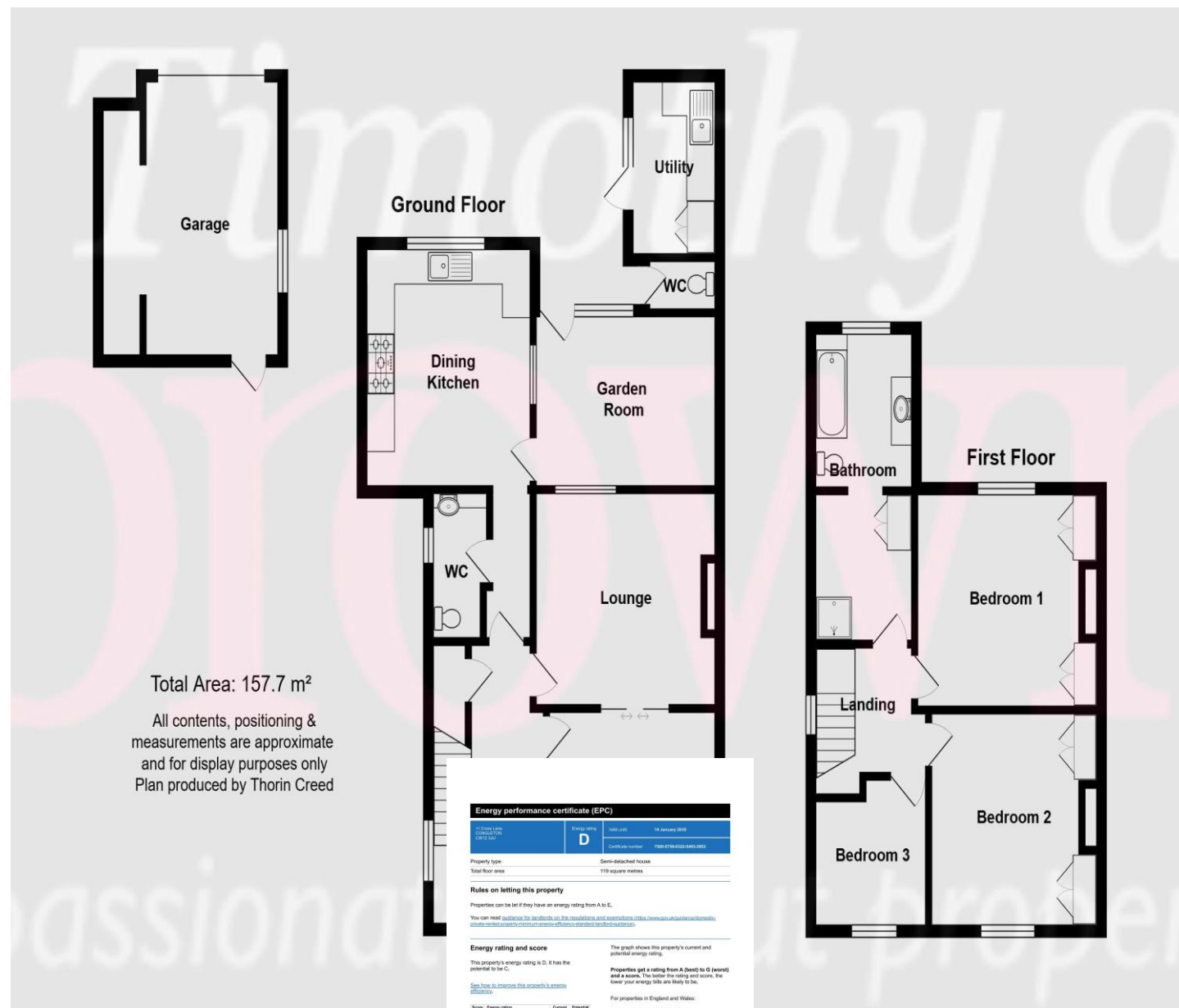


Timothy a brown



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.

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West View

11 Cross Lane, Congleton,
Cheshire CW12 3JU

Selling Price: £475,000

- BEAUTIFULLY MAINTAINED, EXTENDED PERIOD HOME WITHIN SELECT MOSSLEY LOCALITY
- MANY ORIGINAL VICTORIAN FEATURES
- THREE RECEPTION ROOMS & SPACIOUS BESPOKE KITCHEN
- THREE BEDROOMS & LUXURIOUS BATHROOM
- DRIVEWAY PARKING TO FRONT. ENCLOSED COURTYARD GARDEN & DETACHED GARAGE TO REAR
- TRAIN STATION AND HIGH TOWN SHOPS WITHIN A MINUTE OR TWO'S WALK
- A DESIRABLE HOME YOU'LL BE SURE TO PROUDLY OWN

****A BEAUTIFUL HOME YOU'LL ADORE – A LOVINGLY AND CONTINUOUSLY MAINTAINED CHARMING PERIOD HOME****

Three bedrooms, three reception rooms, spacious bespoke fitted breakfast kitchen, cloakroom, luxurious extended bathroom. Detached brick built garage. Private driveway parking to the front. Established courtyards gardens, with garden utility and separate wc.

Constructed in the Victorian era, we consider this beautiful family home to be a fine example of the impressive properties to be found on Cross Lane Mossley, one of Congleton's most desirable locations, with Cheshire's countryside on its doorstep, and with Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station within walking distance providing links to national rail networks.

"West View, 11 Cross Lane, provides a rare combination of period grandeur and modern comfort, a great recipe for stylish family living. Amongst its traditional features are beautiful leaded and glazed windows, high ceilings, open fireplaces and internal pine doors. Nothing short of the 'wow' factor is immediately evident within a few seconds of entering this delightful family home. It has been lovingly and tastefully cared for and extended transforming it from being a traditional home to now an "exceptional" traditional home, which although offering a magnitude of extended accommodation, still retains a warm homely feel. Attention to detail has been carefully undertaken and consideration has been made not to lose the soul of this home by cleverly expanding its already generous proportions to create, we feel, a most amazing and commendable period home one has seen for many years.

Set back from Cross Lane behind mature hedgerow, the front offers a private driveway. A beautiful entrance door opens into the reception hall adorned with attractive Minton tiled floor, stairs to the first floor and with store area off. The inner hallway provides a separate cloakroom and door to the sizeable bespoke breakfast kitchen fitted with natural pine eye level and base units. From here you enter into the garden



room, a lovely place to relax and unwind with door opening into the rear gardens. Completing the ground floor is the front dining room with stained glass bay window and high quality Karndean flooring. Natural pine sliding doors open into the cosy lounge with attractive gas fireplace and beautiful Karndean flooring. The first floor is accessed via a splendid staircase to the galleried landing. The master bedroom with plentiful wardrobe space is found to the rear and enjoys an aspect over the garden. The second bedroom, to the front, is a generous double, with sash window, built in wardrobes and feature cast iron fireplace. The final bedroom is a single and found to the front. The family bathroom is large, having been extended and provides an enclosed shower, bath, low level WC and wash hand basin within a pine washstand. Outside, is the manageable courtyard garden incorporating specimen trees and shrubs and stone terrace seating areas. To the front is the private driveway and there is a detached garage, to the rear.

The accommodation briefly comprises:

(all dimensions are approximate)

FRONT ENTRANCE : Original panelled front door with leaded and stained glass upper panels.

RECEPTION HALL 16' 3" x 8' 0" (4.95m x 2.44m): Timber framed window with obscured glass to side aspect. Coving to ceiling. Plate rail. Radiator with latticed cover. 13 Amp power points. Attractive black and white Minton tiled floor. Stairs to first floor with turned spindled balustrade. Deep recessed understairs store cupboard.

DINING ROOM 14' 7" x 12' 0" (4.44m x 3.65m) measured into bay and into alcove: Bay window to front aspect with timber framed sealed unit double glazed unit and original single glazed leaded and stained glass upper lights. Two double panel central heating radiators. 13 Amp power points. Living flame coal effect gas fire set on marble hearth and back with dark wooden surround. 13 Amp power points. Oak effect Karndean floor. Pine panelled and glazed double sliding doors to:

LOUNGE 13' 0" x 12' 3" (3.96m x 3.73m): Timber framed window to rear aspect. Picture rail. Dado rail. Living flame coal effect gas



fire set within polished cast iron surround with quarry tiled hearth. 13 Amp power points. Oak effect Karndean floor.

INNER HALL TO KITCHEN WITH CLOAKROOM 8' 6" x 3' 6" (2.59m x 1.07m): Timber framed window to side aspect. Dado rail. White suite comprising: low level W.C., wash hand basin set in vanity unit with double cupboards below. Single panel central heating radiator. Tiled floor.

BREAKFAST KITCHEN 13' 10" x 12' 0" (4.21m x 3.65m): Timber framed sealed unit double glazed window to side aspect and matching window to garden room. Low voltage downlighters inset. Extensive range of hand crafted natural pine eye level and base units with matching pine surfaces over with composite sink unit inset. Pine canopy with extractor hood inset with space for dual fuel range cooker. Integrated dishwasher. Space for fridge/freezer. 13 Amp power points. Double panel central heating radiator. Pine tongue and groove panelling to half height. Tiled floor. Door to:

GARDEN ROOM 12' 8" x 10' 6" (3.86m x 3.20m): Triple polycarbonate roof. Timber framed sealed unit double glazed window to rear garden. Dado rail. Double panel central heating radiator. 13 Amp power points. Loft access providing storage. Ceramic tiled floor. Door to rear garden.

GALLERIED LANDING : Timber framed window to side aspect with obscured glass. Turned spindled balustrade. Door to all rooms. Loft storage.

BEDROOM 1 REAR 12' 4" x 11' 10" (3.76m x 3.60m): Timber framed sealed unit double glazed window to rear aspect. Picture rail. Single panel central heating radiator. Built-in wardrobes to each alcove. Exposed pine floorboards. 13 Amp power points.

BEDROOM 2 FRONT 12' 4" x 10' 10" (3.76m x 3.30m) to alcove: Timber framed sash window to front aspect. Picture rail. Single panel central heating radiator. 13 Amp power points. Built-in wardrobe to each alcove. Feature cast iron fireplace with tiled hearth.

BEDROOM 3 FRONT 8' 6" x 8' 0" (2.59m x 2.44m): Timber framed window to front aspect. Single panel central heating radiator. 13 Amp power points. Exposed pine floorboards.



BATHROOM 18' 5" x 7' 0" (5.61m x 2.13m) overall measurements: Divided into two distinct areas.

SHOWER AREA 8' 5" x 7' 0" (2.56m x 2.13m): Coving to ceiling. Corner shower cubicle with glass screen and door housing a mains fed shower. Double panel central heating radiator. Tiled floor.

ARCHED OPENING TO BATH AREA 8' 10" x 6' 10" (2.69m x 2.08m): Timber framed sealed unit double glazed window to rear aspect. Coving to ceiling. White suite comprising: panelled bath, low level W.C. and ceramic wash hand basin set within pine washstand. Half tiled walls. Period style central heating towel radiator. Tiled floor.

REAR : Enclosed landscaped courtyard garden with two main patio areas, with well stocked flower borders, trellising and Victorian blue block paviour to rear patio.

BRICK BUILT UTILITY 10' 0" x 6' 0" (3.05m x 1.83m): Sink unit. Base cupboards. Space and plumbing for washing machine, tumble dryer and freezer. Tiled floor. 13 Amp power points.

OUTSIDE W.C. : Low level W.C.

DETACHED BRICK BUILT GARAGE 16' 0" x 9' 7" (4.87m x 2.92m) internal measurements: Electric roller shutter door with vehicular access onto Sheldon Avenue behind. Power and light. Personal door. Additional store area measuring: 13'1" x 2'7"

SIDE OF HOUSE : To one side is a good sized amenity area with ample space for the storage of wheelie bins. Secured gated access to the front.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (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 3JU

