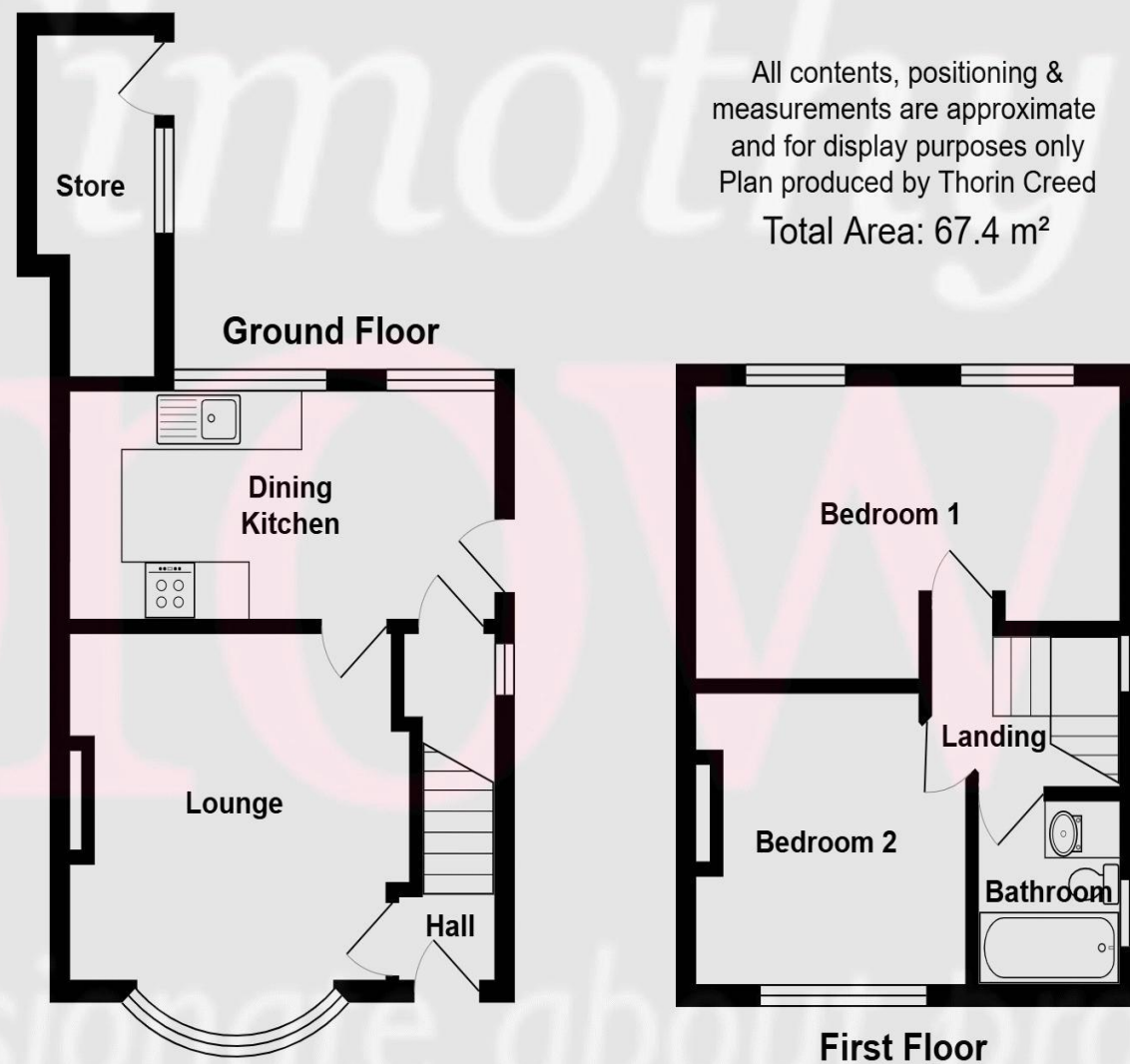


All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 67.4 m²



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

www.timothyabrown.co.uk

26 Blythe Avenue
Congleton, Cheshire CW12 4LQ

Selling Price: £225,000

- WELL PRESENTED SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- FRONT & REAR SOUTH FACING GARDENS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

We are delighted to offer For Sale this attractive bay fronted semi detached property situated in a highly popular residential area of West Heath, being of walking distance to the West Heath Shopping Centre, close to the excellent local schools and allowing easy access to all major routes including the M6 at Sandbach.

The well presented property benefits from PVC double glazing, gas fired central heating and a modern kitchen and bathroom suite.

The accommodation comprises entrance hall, bay window lounge, kitchen/breakfast room, downstairs cloak store to the ground floor.

At first floor level there are two double bedrooms and bathroom.

Originally the property was three bedrooms and could be put back to three bedrooms easily if required.

To the front is a driveway and garden and continuing to the side of the property.

To the rear is a brick built outhouse, timber shed and garden.

(Potential to extend subject to planning permission and building regulations approval).



The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Attractive timber canopy porch. PVCu double glazed external door to entrance hall.

ENTRANCE HALL : Stairs to first floor. Central heating radiator. Door to lounge.

LOUNGE 14' 1" x 13' 1" (4.29m x 3.98m) into bay: PVCu double glazed bay window to front aspect. Central heating radiator. Fireplace with cast iron wood burner. Door to kitchen/breakfast room.

DINING KITCHEN 16' 4" x 7' 10" (4.97m x 2.39m): Two PVCu double glazed windows to rear aspect. PVCu double glazed side external door opening to the outside. White traditional style kitchen with contrasting polished granite effect work surfaces. Ceramic electric hob with extractor canopy over and oven below. Integral stainless steel sink and drainer unit with mixer tap. Space for tall fridge/freezer. Base unit with plumbing and space underneath for washing manchine. Central heating radiator. Wall mounted gas boiler. Door to understairs cloaks store.

UNDERSTAIRS CLOAKS STORE : PVCu double glazed frosted window to side aspect. Built-in storage shelving. Cloaks rail.

First Floor :

LANDING : PVCu double glazed frosted window to side aspect. Access to loft with pull down ladder, electric light and boarded. Doors giving access to all rooms.

MASTER BEDROOM 16' 4" x 10' 1" (4.97m x 3.07m) max (7'0") min: L shaped. Two PVCu double glazed windows to rear aspect. Two central heating radiators.

BEDROOM 2 10' 0" x 10' 8" (3.05m x 3.25m): PVCu double glazed window to front aspect. Central heating radiator.



BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m): Three piece white suite comprising W.C., wash hand basin set in base unit and panelled bath with shower over. Half tiled walls.

Outside :

FRONT : Indian stone driveway continuing down the side of the property via timber gates. Front lawn. Courtesy light point.

REAR : Indian stone shaped flagged patio adjacent to the property with shaped lawn beyond having stocked beds and borders. Timber shed. Greenhouse (subject to negotiation). Brick built outhouse. Outside light and garden tap.

BRICK BUILT OUTHOUSE 11' 9" x 4' 8" (3.58m x 1.42m): Window to side aspect. Strip light. Power socket.

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: B

DIRECTIONS: SATNAV: CW12 4LQ

