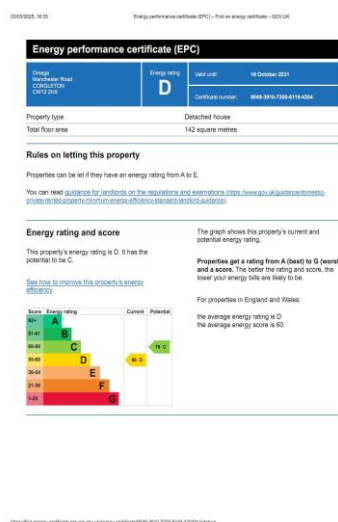


Timothy a brown



Total Area: 157.5 m² ... 1695 ft² (excluding garage, carport, eaves storage)



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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www.timothyabrown.co.uk

Omega,
49A Manchester Road, Congleton, Cheshire
CW12 2HX

Selling Price: £468,000

- IMPRESSIVE DORMER STYLE DETACHED HOME
- FIVE BEDROOMS OVER BOTH GROUND & FIRST FLOOR
- LOUNGE, DINING ROOM PLUS CONSERVATORY
- EXTENSIVE DRIVEWAY & DETACHED GARAGE
- GOOD SIZED REAR GARDEN
- HIGHLY REGARDED LOWER HEATH AREA

WATCH OUR ONLINE PROPERTY TOUR

The ultimate TARDIS!!! - a word which truly reflects the surprisingly spacious and flexible accommodation this FIVE BEDROOM detached dormer style home has to offer. Provided with ground and first floor bedrooms means that ground floor living is easily laid out and with bedrooms for guests to use upstairs.

The grounds are a real gem, with extensive parking areas to the front and impressive sized southerly facing gardens to the rear.

This is a really exceptional home and it's just waiting to be snapped up by the lucky new owner!!

The property stands on an excellent sized plot with mature southerly facing manicured rear gardens laid mainly to lawn boasting extensive deep well stocked borders, with an extensive driveway to the front providing ample parking, and there is even a generous sized garage attached. Other fundamental compliments include recently replaced PVCu double glazed windows and front door, gas central heating boiler, re-roofed 2.5 years ago plus lots more!!

This home is an unexpected tardis of immense spacious proportions, WATCH OUR ONLINE VIDEO TOUR TO TRULY APPRECIATE the accommodation on offer: Entrance hall, W.C., master bedroom, bedroom 2 and bedroom 5 / office. Lounge. Dining room. Large conservatory built 2.5 years ago. Bathroom with separate shower. Fitted kitchen. First floor with bedrooms 3 and 4.

Situated in the highly regarded Lower Heath area, with its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy'. Within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food,



with the town centre within easy reach and such is its position to the north of Congleton allows convenient access to the main Manchester and Macclesfield arterial routes.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Lower Heath has outstanding transport and communications links : Immediate access to A34 and the Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. Lower Heath is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations. The major regional rail hub of Crewe is less than 12 miles away. Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.



The accommodation briefly comprises(all dimensions are approximate)

ENTRANCE : Attractive composite front door to:

HALL : Coving to ceiling. Picture rail. Laminate floor. Radiators. 13 Amp power points. Stairs to first floor. Doors to principal rooms. Door to deep storage/airing cupboard.

W.C. : PVCu double glazed window to front aspect. Low flush W.C. Wash hand basin. Radiator.

LOUNGE 18' 0" x 11' 10" (5.48m x 3.60m): Double glazed window to front aspect. Coving to ceiling. Picture rail. Feature fireplace. 13 Amp power points. Television aerial points. Radiators. Opening to dining room.

DINING ROOM 11' 4" x 9' 0" (3.45m x 2.74m): Coving to ceiling. Dado rail. 13 Amp power points. Radiator. Sliding double glazed patio door to conservatory.

CONSERVATORY 11' 6" x 17' 10" (3.50m x 5.43m): Brick built with PVCu double glazing and sliding patio door and side door. Insulated roof. Electric wall heaters.

KITCHEN 11' 10" x 11' 4" (3.60m x 3.45m): Coving to ceiling. Low voltage downlighters to ceiling. Double glazed window and door to conservatory. White high gloss modern base and eye level units with under unit lighting. Roll edge laminate surfaces with one and a half bowl single drainer stainless steel sink unit inset with mixer tap. Wall mounted Vaillant replacement gas central heating boiler. Space for cooker. Extractor canopy. Washing machine. Space for dishwasher. Integral fridge freezer. 13 Amp power points. Tiled floor.

BEDROOM 1 FRONT 13' 6" x 10' 11" (4.11m x 3.32m): Double glazed window to front aspect. Coving to ceiling. Radiator. Fully fitted full height sliding door wardrobes.

BEDROOM 2 REAR 11' 5" x 11' 5" (3.48m x 3.48m): Coving to ceiling. Double glazed window to rear aspect. Wash hand basin set in vanity unit. Radiator. Television aerial point. 13 Amp power points. Fully fitted bedroom suite.

BEDROOM 5 FRONT 10' 3" x 8' 0" (3.12m x 2.44m): (Presently used as a study). Double glazed window to front aspect. Laminate floor. Radiator. 13 Amp power points.



BATHROOM : Double glazed opaque window to rear aspect. Coving to ceiling. Low voltage downlighters. White suite comprising low flush W.C., wash hand basin set in vanity unit and panelled bath with mixer tap. Large shower enclosure housing a mains fed shower. Part tiled walls. Tiled floor. Shaver point. Chrome towel radiator.

First floor : LANDING : Double glazed window to front aspect to:

BEDROOM 3 REAR 14' 6" x 14' 2" (4.42m x 4.31m) max: Double glazed window to rear aspect. Radiator. 13 Amp power points. Door to eaves storage.

BEDROOM 4 REAR 13' 0" x 12' 0" (3.96m x 3.65m) max: Double glazed window to rear aspect. Velux roof light to front aspect. Radiator. 13 Amp power points.

Outside : FRONT : Enclosed by timber fence panels having riverstone laid long driveway providing parking for numerous vehicles and landscaped with evergreen bushes and heather set within railway sleeper raised bed and having a sunny aspect. Outside light. Garden tap. Power point.

SIDE : Double gates to car port then onto garage. To the other side is a gate and path to rear.

REAR : Fully enclosed being mainly lawn with well stocked borders, specimen trees, patio and decking. Outside light, double power point and garden tap. Pagoda (with decking for seating).

GARAGE 19' 0" x 10' 9" (5.79m x 3.27m) internal measurements: Brick under a tile roof. Up and over door. Power and light. Double glazed window to side aspect. Rear door to outside.

At the top of the garden is a wooden shed with power and an aluminium greenhouse, with steps leading down to the rear garage door.

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: F

DIRECTIONS: SATNAV: CW12 2HX

