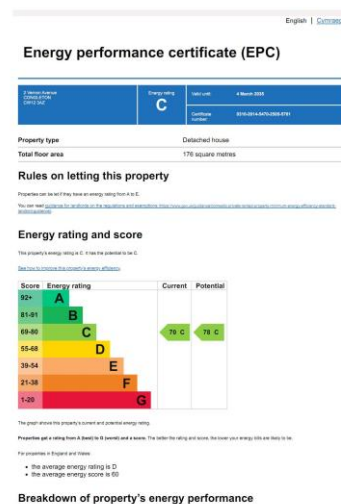


Timothy a brown



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.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

2 Vernon Avenue
Congleton, Cheshire CW12 3AZ

Selling Price: £575,000

- WELL PRESENTED UNIQUE DETACHED FAMILY HOME
- LOUNGE WITH MULTI FUEL STOVE / STYLISH DINING KITCHEN
- FOUR BEDROOMS / 3 BATHROOMS
- ADJOINING DOUBLE GARAGE CONVERTED TO A SELF CONTAINED ANNEXE
- WITH ONE DOUBLE BEDROOM, LOUNGE/DINER, KITCHEN, EN SUITE PLUS CONSERVATORY
- BLOCK PAVED DRIVEWAY & LARGE DETACHED GARAGE
- LANDSCAPED REAR GARDEN
- HIGHLY REGARDING MOSSLEY AREA

This is a very well presented detached home with adjoining double garage being used as a self contained annexe which is perfect for letting out or for a dependent relative.

Viewing is imperative to appreciate the size and layout of this unique property.

The property is located on a corner plot on a small cul-de-sac in the highly regarded Astbury Lane Ends area of Congleton which is convenient for country and canal side walks, railway station and all the shops and other outlets at High Town.

The garden and interior are in excellent order and the fixtures and fittings are of high quality and the gas central heated flexible accommodation comprises: open porch with door to hallway, with door to annexe, stairs and further doors to the lounge with bay window and fireplace, kitchen/diner with new crafted units with 'Corian' work surfaces with integrated appliances, two bedrooms and a family bathroom, at first floor level there are a further two bedrooms, both with adjoining en suites.

The annexe comprises: lounge/diner, kitchen, double bedroom, en suite and conservatory.

To the front it has a block paved driveway with off road parking and allowing access to a large detached garage with separate car parking area for one vehicle.

The rear garden is enclosed and being landscaped having Koi Carp pond, landscaped shaped lawn



and gravelled area with mature shrubs and specimen trees.

Book that viewing as this is a home which in our opinion will create a lot of interest!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALL : Timber glazed access door with PVC side windows and recessed lighting. Oak stairs to first floor with under stairs storage cupboard. Radiator. Loft access. Doors to all rooms.

LOUNGE 14' 9" x 19' 10" (4.49m x 6.04m) into bay : Dual aspect with a PVC double glazed bay window to front aspect and a PVCu double glazed window to side aspect. Recessed fireplace with a multi fuel stove and granite hearth. Radiator.

DINING KITCHEN 18' 4" x 13' 6" (5.58m x 4.11m) maximum : PVCu double glazed window and timber glazed door. An extensive range of locally handcrafted wall, drawer, base and display units with 'Corian' work surfaces that incorporate a matching one and a half bowl inset sink unit with mixer tap. 'Corian' tiled splashbacks. Under unit display lighting. Integrated 'Neff' double oven, 'Bosch' induction hob with an extractor and a combination microwave oven. Built-in fridge, freezer and dishwasher. Recessed ceiling spotlights. 'Karndean' flooring. Radiator. Defined space for dining table.

BEDROOM 3 9' 10" x 14' 10" (2.99m x 4.52m) maximum : PVCu double glazed window to rear aspect. Fitted bedroom furniture comprising: wardrobes, drawers and bedside cabinets. Radiator.

FAMILY BATHROOM : PVCu double glazed frosted window with a 'Corian' sill. Beautiful refitted suite comprising of a bath with a wall mounted shower, vanity unit with neon under unit lighting, inset wash hand basin and a W.C. Utility cupboard with space and plumbing for washing machine and shelving. Shelving with feature lighting. Laminate flooring. Radiator.

BEDROOM 4 8' 10" x 10' 6" (2.69m x 3.20m) : PVCu double glazed window. Radiator. Fitted bedroom furniture comprising: wardrobe, desk with drawers and bedside cabinet.



First Floor :

LANDING : Access to a boarded loft space. Doors to bedrooms.

BEDROOM 1 13' 11" x 8' 6" (4.24m x 2.59m) : Dual aspect PVCu double glazed windows. Fitted with a range of wardrobes, drawers and dressing table area. Radiator.

BATHROOM / EN SUITE : Suite comprising: bath with wall mounted shower and a wash basin inset in a vanity unit. Heated towel radiator. Laminate flooring. Tiled walls. Ceiling spotlights. Access to eaves storage.

BEDROOM 2 13' 11" x 12' 11" (4.24m x 3.93m) : Dual aspect PVCu double glazed windows. Built-in wardrobes and drawers. Loft access. Eaves storage. Radiator.

BATHROOM / EN SUITE : Velux window. Three piece white suite comprising: bath with wall mounted shower, walnut style vanity unit with a granite top, inset wash hand basin and W.C. Porcelain tiled floor and walls. Heated towel radiator. Recessed ceiling spotlights. Access to eaves storage.

GARAGE/ANNEXE :

CONSERVATORY 15' 2" x 7' 2" (4.62m x 2.18m) : PVCu double glazed roof and walls. PVCu double glazed door to outside. Radiator. Tile floor.

KITCHEN 9' 7" x 6' 8" (2.92m x 2.03m) : PVCu double glazed window and a timber door to conservatory. Fitted with a range of wall, drawer and base units with work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Over and under unit lighting. Tiled to splashbacks. Integrated 'Neff' 4-ring gas hob and oven with extractor over. Integrated fridge freezer. Space and plumbing for washing machine. 'Karndean' flooring. Breakfast bar. Radiator.

LOUNGE 9' 3" x 17' 9" (2.82m x 5.41m) : Two PVCu double glazed windows. Radiator. Laminate flooring. Built-in low level storage cupboards.

BEDROOM 9' 4" x 11' 9" (2.84m x 3.58m) maximum : Built-in wardrobe and bedside cabinets. Laminate flooring. Radiator.



SHOWER ROOM : White suite comprising: W.C., wall mounted wash hand basin with mixer tap and a enclosed shower cubicle with wall mounted shower and extractor fan. Vinyl flooring.

FRONT GARDEN : Block paved driveway to the front giving access to the detached garage and providing ample off road parking. Gravel area and additional driveway providing further parking. Mature hedge border. Rear access. Garage storage area. Water tap.

DETACHED GARAGE : Up and over garage door. Access door and windows. Power and lighting. A range of cupboards with work surfaces. Alarm fitted.

REAR GARDEN : Landscaped garden with shaped lawn and gravelled areas incorporating mature shrubs and trees. Large decked area with dwarf wall. Raised circular Koi pond with feature lighting and Corian edging. Greenhouse. Outside lighting. Two wood stores. External power supply. Access to garage.

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**.

TAX BAND: D

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 3AZ

