



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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Timothy a  
brown

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**Selling Price: £290,000**

- BESPOKE MODERN SEMI DETACHED FAMILY HOME
- THREE BEDROOMS / TWO BATHROOMS
- DOUBLE DRIVEWAY PROVIDING PARKING FOR 3 CARS
- PRIVATE REAR GARDEN
- EXCLUSIVE NON ESTATE SELECT DEVELOPMENT



FOR SALE BY PRIVATE TREATY (Subject to contract)

**\*\* BESPOKE THREE DOUBLE BEDROOM SEMI DETACHED HOME \*\* EPC RATING 'C' \*\* ONE OF ONLY 9 PROPERTIES IN AN EXCLUSIVE NON-ESTATE SELECT DEVELOPMENT \*\* PRIVATE NO THROUGH ROAD \*\* BLOCK PAVED DOUBLE DRIVEWAY FOR 3 CARS \*\* KERB APPEAL WITH STONE EFFECT \*\* STUNNING CONTEMPORARY INTERIOR \*\* LUXURY KITCHEN, BATH/ SHOWER/ WC SUITES \*\* GAS CENTRAL HEATING \*\* PVC DOUBLE GLAZING \*\* CONVENIENT LOCATION CLOSE TO CONGLETON TOWN CENTRE, CONGLETON PARK AND THE BIDDULPH VALLEY WAY NATURE TRAIL \*\* CLOSE TO BUS ROUTES & SCHOOLS \*\***

Reception hall; ground floor WC; lounge; dining kitchen; three bedrooms; master en-suite; family bathroom; Double width driveway parking; private gardens; PVC double glazing; gas central heating.

As the road name would suggest, this recently constructed, discreet and select development, occupies a site of a previous vicarage and a most attractive surviving brick wall still forms the entry to Vicarage Avenue.

Vicarage Avenue is a short cul-de-sac with only 9 properties of character occupying the site.

IF YOU ARE DESPERATELY SEEKING A DISCREETLY POSITIONED, MODERN AND AFFORDABLE FAMILY HOME WITH SAFELY ENCLOSED GARDENS TO



**MATCH THEN LOOK NO FURTHER.....WE HAVE THE HOME FOR YOU. BOOK YOUR VIEWING WITH TIMOTHY A BROWN NOW.....WE'D LOVE TO HEAR FROM YOU!**

Locally, you have it all! Great amenities by way of nearby convenience stores and you're within walking distance to the bustling town centre of Congleton and all of its shops, bars, pubs, restaurants and leisure facilities. A short walk in the opposite direction will find you in abundant countryside via the serene canal towpaths taking you toward the famous 'Bosley Cloud', and it's within the catchment of reputable primary schools; Buglawton and Havannah, and the Eaton Bank Academy secondary school, plus there's even a pleasant public house just a gentle stroll away. Access to Macclesfield is quick as it sits on the northern side of Congleton, and the town's railway station is within easy reach, offering regular expresses to London, Stoke and Manchester.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**FRONT ENTRANCE** : Steel skinned panelled door with double glazed upper panels to:

**HALL** : Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

**W.C.** : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Contemporary style floor tiles.



**LOUNGE** 18' 1" x 12' 5" (5.51m x 3.78m): PVCu double glazed window to front aspect. Two single panel central heating radiators. 13 Amp power points. Television aerial point. Deep recessed understairs store cupboard. Panelled French doors to:

**BREAKFAST KITCHEN** 16' 0" x 11' 0" (4.87m x 3.35m): Low voltage downlighters inset. PVCu double glazed window to rear aspect. Range of hi gloss contemporary style eye level and base units in white with natural granite preparation surfaces over with preformed drainer and stainless steel sink unit inset with mixer tap. Built in stainless steel 4 ring gas hob with electric oven/grill below with stainless steel splashback and matching extractor canopy over. Integrated fridge and freezer, space for dishwasher and washing machine. 13 Amp power points. Single panel central heating radiator.. Slate effect floor tiles. PVCu double glazed sliding door to rear garden.

**GALLERIED LANDING** : Return staircase to galleried landing. Single panel central heating radiator. 13 Amp power points. Airing cupboard housing Ideal gas central heating boiler. Access to partially boarded roof space via a retractable ladder with light.

**BEDROOM 1 REAR** 13' 10" x 11' 1" (4.21m x 3.38m) **to wardrobes:** PVCu double glazed window to rear aspect. 13 Amp power points. Single panel central heating radiator. Built in double wardrobes.

**EN SUITE** : PVCu double glazed window to rear aspect. Modern white suite comprising: low level w.c., pedestal wash hand basin and shower cubicle with glass sliding doors housing a mains fed shower. Walls tiled to splashbacks and shower cubicle. Extractor fan. Black radiator/towel rail.

**BEDROOM 2 FRONT** 11' 6" x 8' 2" (3.50m x 2.49m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR** 11' 2" x 7' 6" (3.40m x 2.28m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.



**BATHROOM** 9' 0" x 6' 2" (2.74m x 1.88m): PVCu double glazed window to side aspect. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed shower over and glass screen. Walls tiled to bath area and splashbacks. Tiled floor. Chrome centrally heated towel radiator. Extractor fan. Built in linen cupboard.

**Outside :**

**SIDE** : Private driveway with parking for 3 vehicles.

**REAR** : Adjacent to the rear of the property is a good sized paved patio seating area beyond which are steps leading up to an artificial lawned garden with rockery laid area to the rear. Cold water tap and lighting.

**TENURE** : Leasehold. 999 Year lease with 989 years remaining. Ground rent £250 per annum.

**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:** C

**DIRECTIONS:** SATNAV: CW12 2FW

