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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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11 Eastcott Close
Congleton, Cheshire CW12 4QL

Selling Price: Offers Over
£260,000

- THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS LOUNGE & DINING KITCHEN
- DRIVEWAY FOR SEVERAL VEHICLES
- DETACHED BRICK BUILT GARAGE
- GENEROUS SIZED GARDEN TO REAR
- SOUGHT AFTER AREA OF WEST HEATH CLOSE TO LOCAL AMENITIES
- GREAT FOR FAMILIES! WITHIN THE CATCHMENT AREA OF REPUTABLE PRIMARY & SECONDARY SCHOOLS
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

****NO CHAIN****

A prime opportunity to purchase a semi-detached home, situated in a popular cul-de-sac position in a sought after area of West Heath, within the catchment area of well-regarded primary and secondary schools, and West Heath shopping centre close by, local bus routes available to the town centre and neighbouring towns, plus excellent communications are available to both the A34 north and south routes, and main arterial routes to the M6 motorway.

This home is complimented with full PVCu double glazing, gas central heating and offers the following accommodation comprising: entrance hall, lounge, dining kitchen with patio door to rear garden, three generous sized bedrooms and bathroom.

Externally to the front there is a garden, together with an expansive driveway providing off road parking for numerous vehicles, which terminates at the detached brick built garage. To the rear are generous sized gardens mainly laid to lawn encompassed with shaped flower borders and with patio seating areas prime for alfresco entertaining.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Open storm porch with quarry tiled floor. PVCu double glazed door with matching side panel to:



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

LOUNGE 13' 5" x 12' 0" (4.09m x 3.65m): PVCu double glazed bow window to front aspect. Coving to ceiling. 13 Amp power points. Television aerial point. Living open fireplace set on marble effect hearth and back with sandstone effect surround and wooden mantle over. Archway to dining room.

DINING KITCHEN 10' 0" x 18' 0" (3.05m x 5.48m) Overall :

DINING AREA : Coving to ceiling. 13 Amp power points. Double panel central heating radiator. PVCu double glazed patio door to rear garden.

KITCHEN AREA : PVCu double glazed window to rear aspect. Range of cream coloured laminate fronted eye level and base units having marble effect roll edge formica preparation surfaces over with enameled single drainer sink unit inset. Space for slot-in electric cooker. Space and plumbing for dishwasher. Double panel central heating radiator. 13 Amp power points. Space for fridge/freezer. Understairs store cupboard. PVCu double glazed door to side aspect.

GALLERIED LANDING : PVCu double glazed window to side aspect. Airing cupboard with lagged hot water cylinder. Access to partially boarded roof space with light via a retractable ladder and housing a wall mounted recently replaced boiler.

BEDROOM 1 FRONT 12' 7" x 8' 2" (3.83m x 2.49m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Range of fitted bedroom furniture comprising: one double and two single wardrobes with hanging space and one double fitted wardrobe with shelves and overhead store cupboards, dressing table and drawers.

BEDROOM 2 REAR 10' 2" x 9' 8" (3.10m x 2.94m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Fitted bedroom furniture comprising: one double wardrobe with hanging space and three single wardrobes with shelves and overhead store cupboards, dressing table and drawers.



BEDROOM 3 FRONT 8' 7" x 8' 0" (2.61m x 2.44m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : PVCu double glazed window to rear aspect. Coloured suite comprising: low level W.C., pedestal wash hand basin and panelled bath with Mira Sport electric shower over. Fully tiled walls. Single panel central heating radiator.

OUTSIDE :

FRONT : A wide expansive driveway provides parking for 3 vehicles. Shaped river bed stone frontage with front boundary hedge.

DETACHED GARAGE 18' 5" x 9' 6" (5.61m x 2.89m): Up and over door. Window to rear aspect. Personal door.

REAR : A paved patio area extends to the width of the property beyond which are shaped lawned gardens extending to approximately 60ft in length encompassed with flower borders with winding path leading to a paved seating area. Cold water tap.

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: C

DIRECTIONS: SATNAV CW12 4QL

