

# Timothy a brown



## 2a Buxton Old Road

Congleton, Cheshire CW12 2ES

**Selling Price: Offers in Excess of  
£154,950**

- MID TERRACE HOME WITH WELL PROPORTIONED ROOMS
- LOUNGE THROUGH DINING ROOM
- TWO BEDROOMS
- GOOD SIZE REAR YARD/GARDEN
- CLOSE TO LOCAL AMENITIES
- NO CHAIN



## FOR SALE BY PRIVATE TREATY (Subject to contract)

**\*\*VACANT POSSESSION ON COMPLETION OR TENANT REMAINING IN SITU IF PURCHASED AS A RENTAL INVESTMENT\*\***

Attractive mid terrace home with nicely proportioned rooms and good size rear yard/garden comprising: lounge, dining room, fitted kitchen, two bedrooms and bathroom.

This home has PVCu double glazing and a modern replacement gas central heating boiler.

It is located within a popular edge of town in a sought after suburb with 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)

**ENTRANCE** : PVCu double glazed door to:

**LOUNGE** 12' 6" x 10' 10" (3.81m x 3.30m): PVCu double glazed window. Radiator. 13 Amp power points. Fireplace. Laminate floor. Arch to:

**DINING ROOM** 12' 6" x 11' 4" (3.81m x 3.45m): Understairs storage cupboard. 13 Amp power points. Radiator. Laminate floor. Door to:

**KITCHEN** 12' 7" x 7' 6" (3.83m x 2.28m): PVCu double glazed windows to two aspects. PVCu double glazed door. Matching white units with roll edge granite effect laminated surfaces. Single drainer stainless steel sink. Space and plumbing for washing machine. Space for slot-in cooker. Fridge freezer. 13 Amp power points. Modern concealed gas central heating boiler.

**First Floor** :

**LANDING** : Doors to all rooms. Single power point. Access to roof space.

**BEDROOM 1 FRONT** 12' 4" x 10' 9" (3.76m x 3.27m) maximum: PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Fitted cupboard.

**BEDROOM 2 REAR** 12' 7" x 7' 2" (3.83m x 2.18m) maximum: PVCu double glazed windows to rear and side aspect. Radiator. 13 Amp power points.

**BATHROOM** : PVCu double glazed opaque window to side aspect. White suite comprising low level W.C., pedestal wash hand basin and panelled bath with mixer shower tap. Fully tiled walls. Towel rail/radiator.

**Outside** :

**FRONT** : Pavement up to front door.



**REAR** : Enclosed rear yard laid to patio flags. Right of way gate.

**TENURE** : Freehold (subject to solicitors verification).

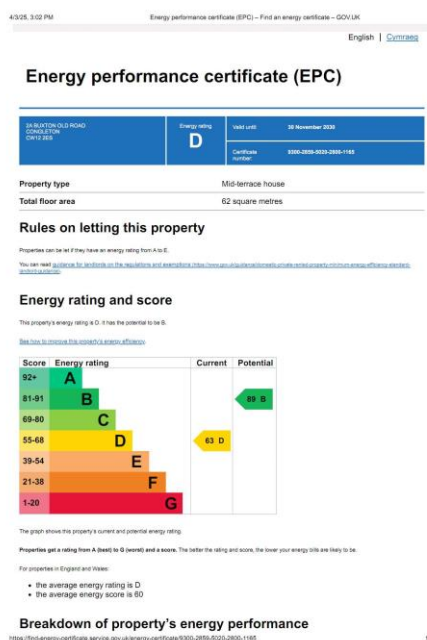
**SERVICES** : All mains services are connected (although not tested).

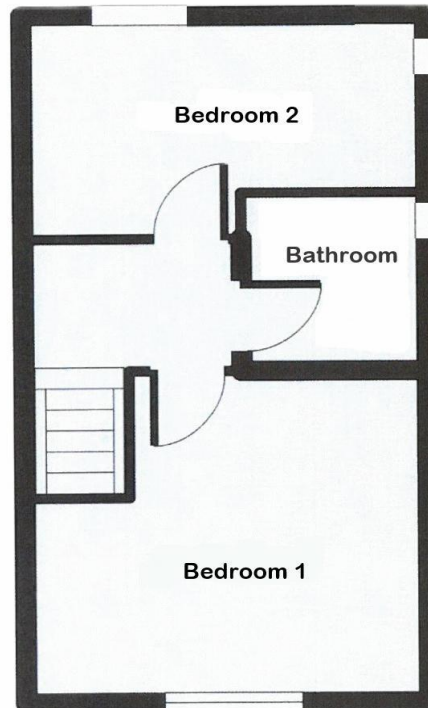
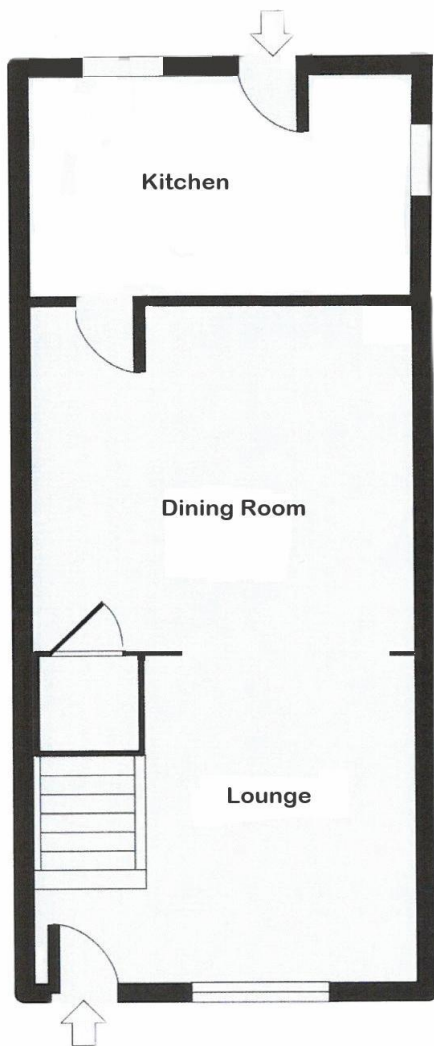
**VIEWING** : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: B

**DIRECTIONS**: SATNAV: CW12 2ES





**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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