

Timothy a brown



8 Sycamore Avenue,
Congleton, Cheshire CW12 4TY

Selling Price: £119,950

- NO CHAIN
- GREAT STARTER HOME, RETIREMENT HOME OR RENTAL INVESTMENT
- FITTED KITCHEN, LOUNGE & DOUBLE BEDROOM
- MODERN BATHROOM SUITE
- FRONT & ADJACENT REAR GARDENS
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- PRIVATE RESIDENTS PARKING

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN

A GREAT STARTER HOME, RETIREMENT PAD OR RENTAL INVESTMENT!!!! A COMPACT ONE BEDROOM HOME SITUATED IN THE PRIME RESIDENTIAL WEST HEATH AREA.

MODERN KITCHEN & BATHROOM SUITE. Open plan lounge, kitchen, bedroom and bathroom. Front garden and adjacent rear gardens. PVCu double glazing. Gas central heating. Private residents parking.

Positioned in the very popular residential West Heath area, with commendable schools literally within a few minutes walk, as is the West Heath Shopping Centre. Virtually immediate access on to the main arterial route to the M6 motorway, which lies 6 miles to the west, and Manchester Airport is approximately 17 miles north and again easily accessed by road.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

PORCH 3' 10" x 7' 9" (1.17m x 2.36m): Shelf with plumbing for washing machine below. 13 Amp power points. Tiled floor.

OPEN PLAN LOUNGE 15' 8" x 13' 0" (4.77m x 3.96m): PVCu double glazed windows to front and side aspects. Wall mounted contemporary style pebble effect electric fire. 13 Amp power points. Single panel central heating radiator. Television aerial point. Spiral staircase to first floor.

KITCHEN 6' 7" x 5' 7" (2.01m x 1.70m): PVCu double glazed window to front aspect. White laminate units having roll edge marble effect preparation surfaces over with stainless steel single drainer sink unit inset with mixer tap. Tiled to splashbacks. Space for slot-in cooker having electric point. 13 Amp power points. Tiled floor.



First Floor :

LANDING : 13 Amp power point. Doors to:

BEDROOM 13' 1" x 8' 2" (3.98m x 2.49m): PVCu double glazed windows to front and side aspects. Sliding door to double wardrobe with hanging rail and shelf. Single panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Airing cupboard housing Heatline combination gas central heating boiler. Access to roof space.

BATHROOM : PVCu double glazed opaque window to front aspect. Modern white suite comprising: Low Level W.C. with concealed cistern and pedestal wash hand basin set in vanity unit. Panelled bath with electric shower over and Bi-fold screen. Single panel central heating radiator. Shower boarding to splashbacks areas.

Outside :

FRONT : Open plan lawn to front. To the side is a communal car park with allocated parking space.

REAR : To the rear is a garden with entrance gate from the car park. Separate access can also be found via a green gate to the left hand gable end marked No's 4 - 6. The garden is the end plot to the left with sheds and raised flower and vegetable beds.

TENURE : Freehold (subject to solicitor's verification).

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

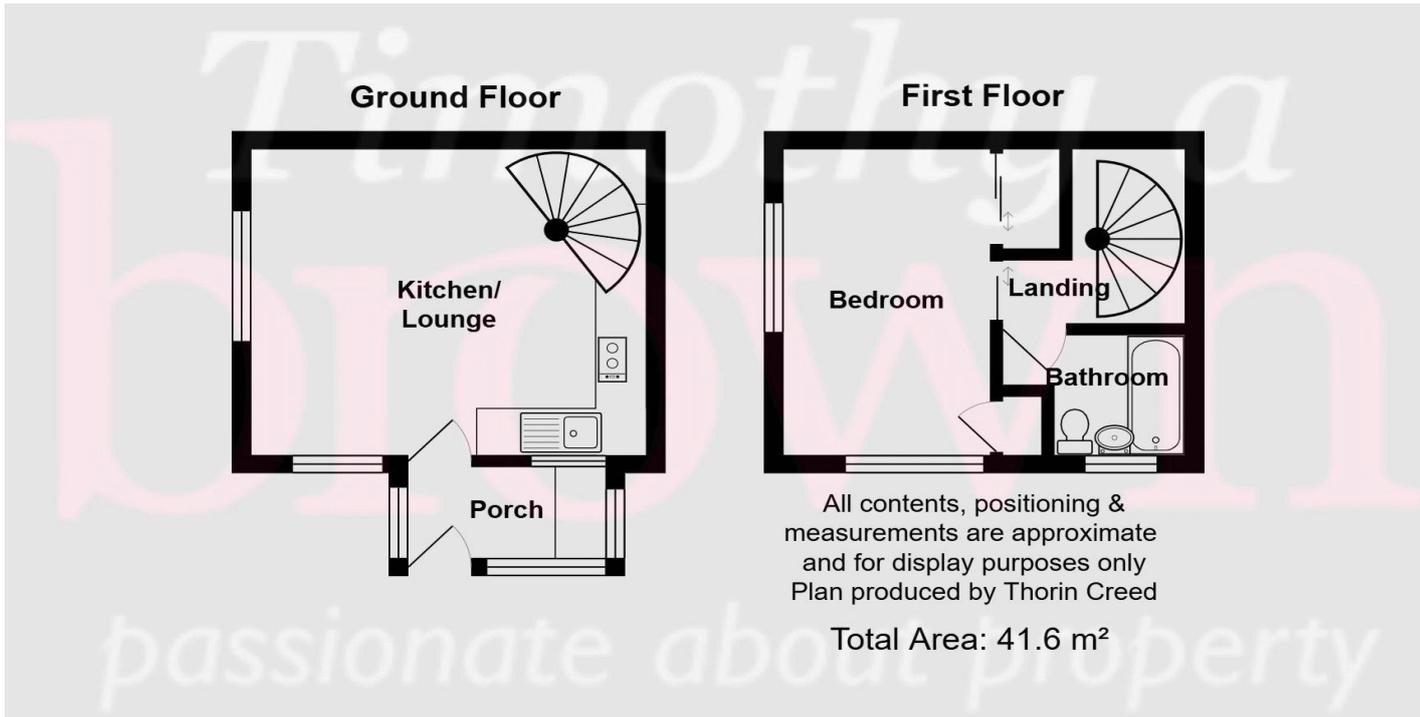
VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV CW12 4TY





Energy performance certificate (EPC)			
8 Sycamore Avenue CONGLETON CW12 4TY	Energy rating C	Valid until: 22 April 2035	Certificate number: 0035-0624-6400-0017-9222
Property type	End-terrace house		
Total floor area	38 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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