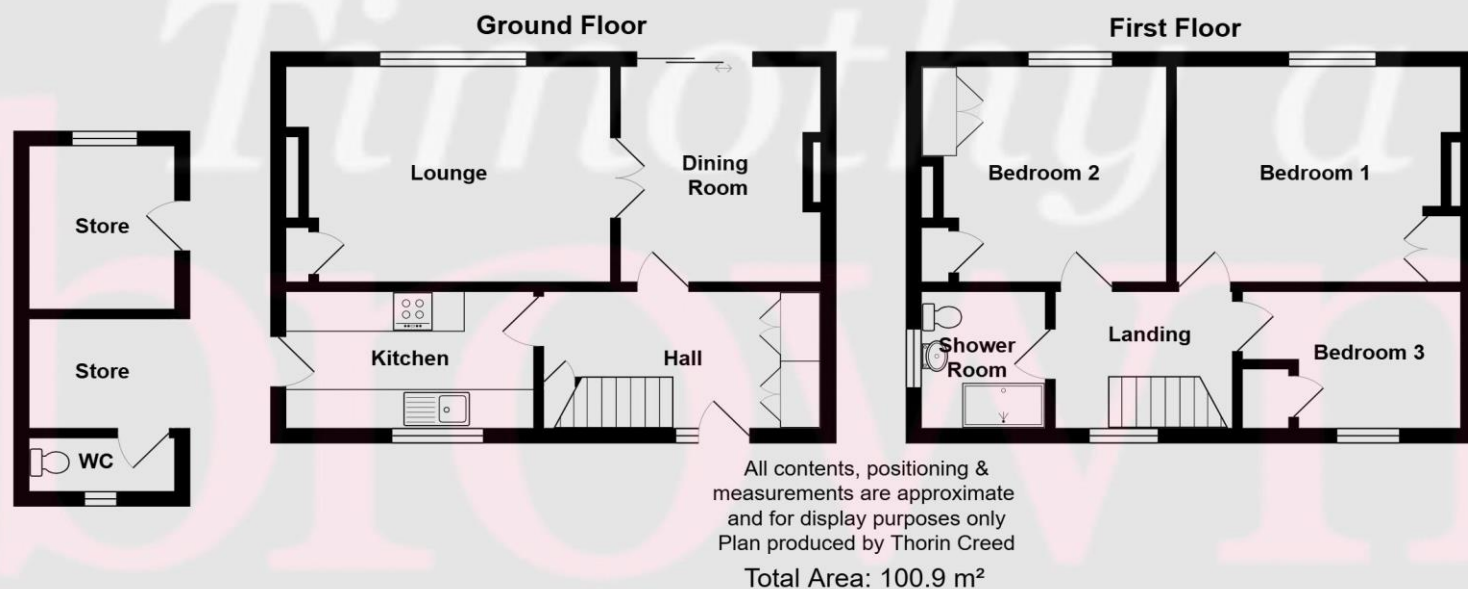


Timothy a brown



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.

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Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

9 New Road,
Ackers Crossing, Moreton,
Congleton, Cheshire CW12 3PA

Selling Price: £336,000

- SEMI-DETACHED HOME IN DELIGHTFUL RURAL SETTING
- THREE GOOD SIZED BEDROOMS
- LOUNGE, DINING ROOM & FITTED KITCHEN
- MODERN SHOWER ROOM
- REPLACEMENT BOILER
- PVCU DOUBLE GLAZING IN BEAUTIFUL WOOD EFFECT
- WELL-TENDED LARGE GARDENS & OFF-ROAD PARKING
- STUNNING RURAL VIEWS
- NO CHAIN

****NO CHAIN****

An opportunity to purchase a home in this location as they rarely come to market as most owners have built extensions to their properties to accommodate their needs.

The property is constructed of brick elevations having PVCu double glazing under a tile roof. It has oil fired central heating from a modern combi boiler and comprises large hall with cloaks cupboard, stairs, lounge with fireplace, separate dining room with patio windows onto rear garden and fitted kitchen with door to outside.

At first floor level, the light and airy landing allows access to three good sized bedrooms with fitted wardrobes/cupboards and the bathroom has been updated to make a large, modern shower room.

Outside, the front of the home is set back from the access road below a mature hedge with gate a path to front door, a tarmac driveway and a lawn garden with shrub borders. There are two gates leading to the rear which has brick built outhouse storage comprising W.C., storage and utility/storage with sink unit and PVCu double glazing overlooking the garden. To the rear, it has a large triangular garden which is laid to lawn, well cared for and stocked, hedged and fenced, having shed and greenhouse.



The property is located in a discreet semi-rural area known as Ackers Crossing in Moreton, which is between Astbury and Scholar Green. At the front, the property has rural, rolling countryside views towards Mow Cop castle. The property is only a short drive from Congleton, Kidsgrove, Alsager and the A34 leading to the Potteries and Manchester. Junctions 16 & 17 are approximately 15 minutes drive away.

A viewing is imperative to fully appreciate the fantastic accommodation, gardens and location!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Open Porch. PVCu double glazed door to:

HALL : Large double clothes hanging space. Stairs to first floor. Radiator. 13 Amp power points. Doors to principal rooms.

DINING ROOM 10' 10" x 9' 9" (3.30m x 2.97m): Sliding PVCu double glazed patio windows. Radiator. 13 Amp power points. Double doors to:

LOUNGE 15' 11" x 10' 11" (4.85m x 3.32m): PVCu double glazed window. Open fireplace. Radiator. 13 Amp power points. TV point. Door to cupboard housing the combi oil central heating boiler.

KITCHEN 12' 0" x 7' 0" (3.65m x 2.13m): PVCu double glazed window. Fitted with a range of white base and eye level units with marble effect roll edge preparation surfaces, having 1.5 bowl sink unit inset with mixer tap. Tiled splashbacks. Space for fridge freezer and slot in cooker. Space and plumbing for washing machine. Radiator. 13



Amp power points. Quarry tiled floor. PVCu double glazed door to outside.

First Floor :

LANDING : PVCu double glazed window to front aspect. 13 Amp power points. Doors to all rooms.

BEDROOM 1 REAR 12' 0" x 10' 11" (3.65m x 3.32m): PVCu double glazed window. Radiator. 13 Amp power points. Fitted cupboard. Separate fitted wardrobe with built in dressing table.

BEDROOM 2 REAR 11' 0" x 13' 7" (3.35m x 4.14m): PVCu double glazed window. Radiator. 13 Amp power points. Fitted chimney breast cupboards.

BEDROOM 3 FRONT 6' 11" x 7' 9" min 10' 7" max (2.11m x 2.36m min 3.22m max): PVCu double glazed window. Radiator. 13 Amp power points. Fitted cupboard.

SHOWER ROOM : PVCu double glazed opaque window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and large shower enclosure. Radiator.

Outside :

FRONT : Driveway with parking for 1-2 cars. Lawned gardens. Shrub borders, front boundary hedge. Pedestrian gate and path leading to the front door.

SIDE : Two gates to rear. Brick built outhouse with W.C., open store and utility/store with PVCu double glazed window and sink unit.

REAR : Large, well stocked and maintained triangular shaped garden. Hedge and timber fence boundaries. Mainly laid to lawn. Shrub and flower beds. Small pond.



Timber shed for storage. Greenhouse. Oil storage tank (replaced in July 2024).

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

SERVICES : Mains electricity and water. Oil fired central heating. Drainage via septic tank.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 3PA

Energy performance certificate (EPC)

9 New Road
Ackers Crossing
Moreton
CONGLETON
CW12 3PA

Energy rating

D

Valid until

23 April 2035

Certificate number

2074-3049-9204-6205-6204

Property type

Semi-detached house

Total floor area

89 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 D. It has the potential to be C.

[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		
69-80	C		
55-68	D	58 D	80 C
39-54	E		
21-38	F		
1-20	G		

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Passionate about property