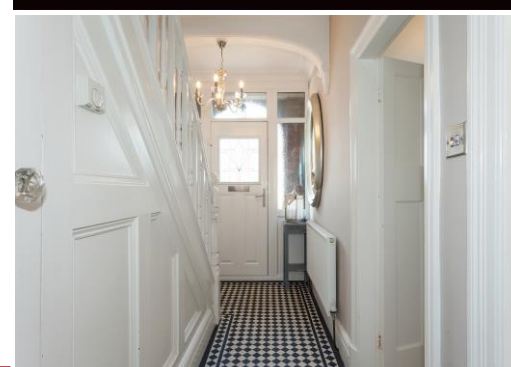


Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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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7 Manchester Road
Congleton, Cheshire CW12 2HX

Selling Price: Offers in Excess of
£325,000

- STUNNING INTERIOR – FUSING ORIGINAL CHARACTER WITH CONTEMPORARY LIVING
- RECEPTION HALL WITH PRETTY MINTON TILED FLOOR
- TWO SPACIOUS RECEPTION ROOMS
- LUXURY FITTED 'WREN' KITCHEN
- THREE BEDROOMS & FAMILY BATHROOM
- UPDATED CENTRAL HEATING SYSTEM. RE-WIRE, DOORS & WINDOWS
- DETACHED GARAGE & WEST FACING GARDEN
- SOUGHT AFTER LOWER HEATH

Lower Heath Living at its Finest - Period Charm, Modern Edge, Prime Position!

Embrace the perfect fusion of character and contemporary living in this stylishly renovated three-bedroom period home, ideally situated in the highly desirable Lower Heath.

This residence offers a seamless blend of classic architecture and modern enhancements for a truly exceptional lifestyle.

The spacious interior welcomes you with a charming lounge featuring a cosy gas stove, a delightful dining room perfect for entertaining, and a sleek, modern "WREN" fitted kitchen, a culinary dream equipped with hi-end integrated appliances.

Upstairs, discover three well-proportioned bedrooms, including two generous doubles providing ample space for rest and relaxation. The luxurious family bathroom offers a tranquil escape.

The coveted WEST FACING garden is a true extension of the living space, an enclosed oasis with expansive lawns ideal for family enjoyment and a lovely patio area perfect for soaking up the afternoon sun and enjoying al fresco meals.

Enjoy year-round comfort with gas central heating and double glazing throughout.



The property also boasts an expansive block-paved driveway and the added convenience of a DETACHED GARAGE.

Located in the sought-after Lower Heath, with a play park just beyond the garden, this home is perfectly positioned for families.

Enjoy the easy walk to the esteemed Eaton Bank Academy, the convenience of Congleton Retail Park, and the vibrancy of the town centre, all while benefiting from superb transport links to Manchester, the M6 motorway network, and Manchester International Airport.

This exceptional property offers a prime location, stylish interiors, and a private garden retreat – a truly wonderful place to call home.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Arch brick open storm porch. Quarry tiled floor. Black wood grain effect composite door to hall.

HALL 13' 0" x 6' 5" (3.96m x 1.95m) : Ornate coving to ceiling. Single panel central heating radiator. Deep skirting. Attractive black and white Minton tiled floor. Turned spindled staircase and newel post with side panelling. Understairs store cupboard.

DINING ROOM 13' 3" x 12' 0" (4.04m x 3.65m) into bay : PVCu double glazed bay window to front aspect. Ornate coving to ceiling. Deep skirting. Double panel central heating radiator. 13 Amp power points. Exposed pine floorboards.

LOUNGE 12' 6" x 12' 0" (3.81m x 3.65m) : Coving to ceiling. Three wall light points. Double panel central heating radiator. 13 Amp power points. Stylish polished stone fireplace with flush fitted



log effect gas stove. PVCu double glazed French doors to rear garden.

KITCHEN 14' 10" x 6' 4" (4.52m x 1.93m) : PVCu double glazed window to rear and side aspect. Bespoke fitted 'Wren' kitchen comprising contrasting shaker style eye level and base units in white and 'Dove Grey' having natural granite preparation surfaces over with ceramic one and a half sink unit inset with chefs mixer tap. Built-in 4-ring halogen hob with electric fan assisted electric oven and grill below with contemporary style canopy hood over. Integrated washing machine, dishwasher, fridge and freezer. Cupboard housing Vaillant gas combi boiler. Double panel central heating radiator. Oak effect tiled floor. PVCu double glazed door to side.

First Floor :

GALLERIED LANDING : 13 Amp power points. Access to roof space.

BEDROOM 1 REAR 12' 5" x 10' 8" (3.78m x 3.25m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Double and triple wardrobes fitted to alcoves. Two wall light points.

BEDROOM 2 FRONT 12' 1" x 11' 6" (3.68m x 3.50m) : PVCu double glazed window to front aspect. Double central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 7' 1" x 6' 5" (2.16m x 1.95m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 5" x 6' 4" (1.95m x 1.93m) : PVCu double glazed window to rear aspect. Modern white suite comprising: Low level W.C., pedestal wash hand basin and spa bath with thermostatically controlled mains fed shower over with glass shower screen. Stone effect tiles to splashbacks. Chrome effect towel radiator. Stone effect tiled floor with electric under floor heating.



Outside :

FRONT : Garden frontage with lawn and well stocked herbaceous borders. Extensive block paved driveway for numerous vehicles which continues to the side and terminates at the detached garage.

REAR : West facing and so enjoying the afternoon and evening sun. Block paved terrace patio ideal for alfresco dining beyond which are steps up to the lawned garden with deep flower borders and bound with timber fencing. To the rear of the garden is a timber garden shed. Cold water tap.

DETACHED GARAGE 20' 0" x 9' 5" (6.09m x 2.87m) internal measurements : Up and over door. Power and light.

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.**

TAX BAND: C

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 2HX

