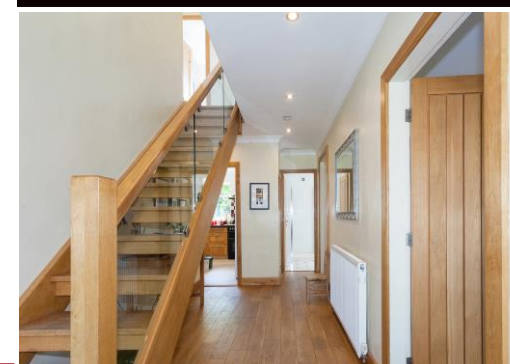
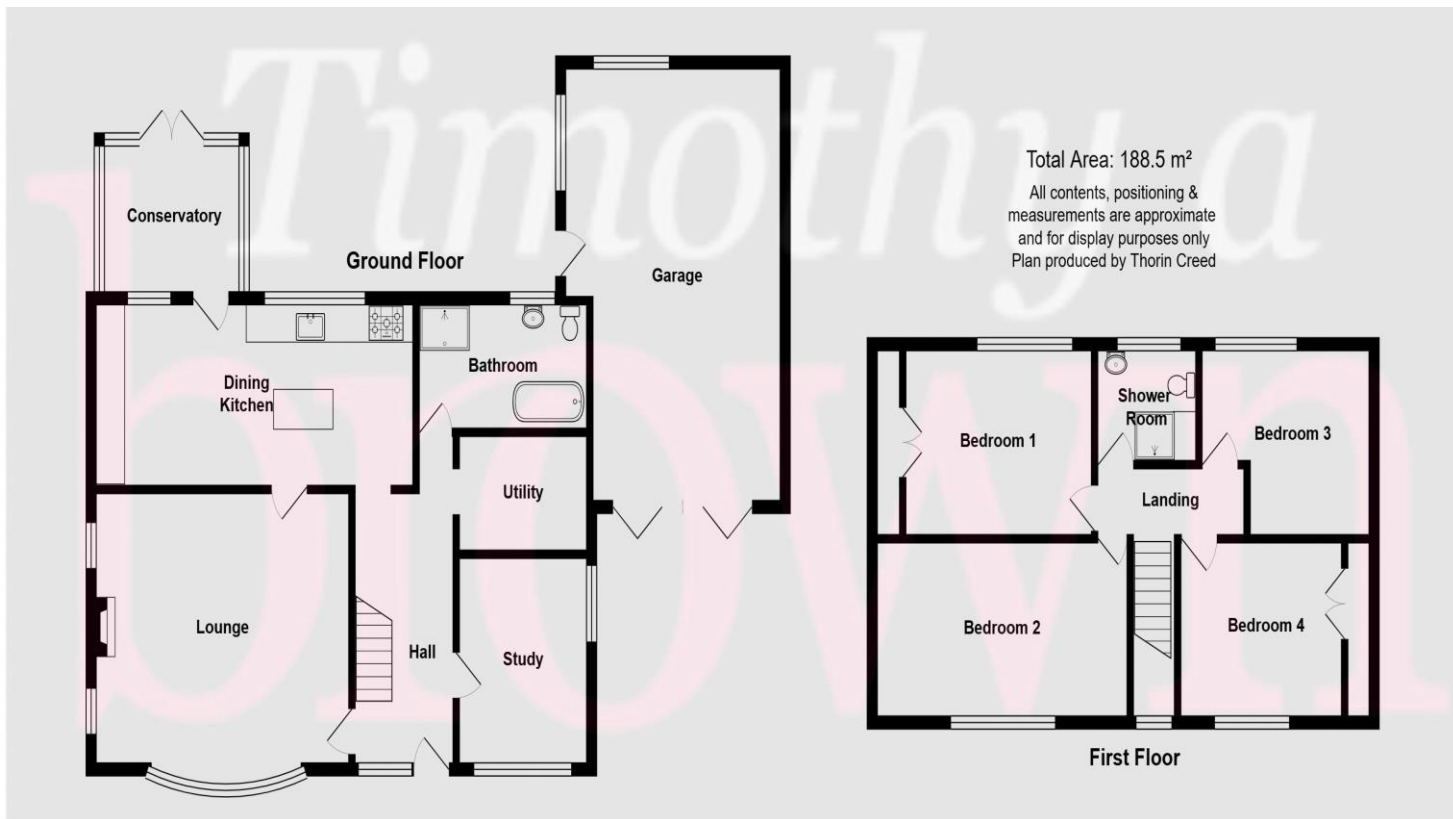


Timothy a brown



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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36 Brooklands Road
Congleton, Cheshire CW12 4LU

Selling Price: £518,000

- LARGE DETACHED FAMILY HOME SET ON GENEROUS PLOT
- LOUNGE, STUDY, DINING KITCHEN PLUS CONSERVATORY
- FOUR BEDROOMS
- DOWNSTAIRS BATHROOM & FIRST FLOOR SHOWER ROOM
- DRIVEWAY PROVIDING AMPLE PARKING FOR SEVERAL CARS
- DOUBLE CARPORT & GARAGE
- GARDENS TO FRONT & REAR
- SOUGHT AFTER WEST HEATH AREA

FOR SALE BY PRIVATE TREATY (Subject to contract)

This large detached home is situated on a generous corner plot with room to extend to the side if required subject to planning consent.

It is set back off Brooklands Road behind a mature hedge with ample parking and gardens to the front, side and rear.

The property has PVCu double glazing, gas fired central heating and comprises open porch with attractive leaded light door to hall with doors to principal rooms; these being a spacious lounge with open fire place with inset multi-fuel stove, fitted breakfast kitchen with granite working surfaces, conservatory leading onto the rear garden, a study which could be used as bedroom 5, utility and a modern bathroom with claw footed bath.

At first floor level the landing allows access to four good sized bedrooms, some having fitted wardrobes and completing the first floor accommodation is a shower room.

Externally, to the front there is a good sized tarmac driveway which leads on to the car port and then on to a large garage. There is a lawned front garden with fence and gate leading to the side garden and on to the large sized garden to the rear. The rear garden is triangular in shape having a sunny aspect and provides a good degree of privacy, with mature trees, bushes etc. It also has a patio, lawn and pond.



Brooklands Road forms part of the sought after area of West Heath which has good schools within a short walking distance for all ages and is also a short walk from the West Heath shopping precinct which provides all amenities. This side of town provides easy access to the M6 motorway and also on the doorstep there are beautiful country walks. Astbury Mere water park is a short distance away.

This home has a fantastic combination of convenient location, corner plot, good schools and spacious rooms. It is well worth picking up the phone and making that viewing.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Open porch with feature leaded light door and window to hall.

HALL : Timber flooring. Feature staircase with glass insets. Attractive doors to principal rooms.

STUDY 11' 3" x 9' 0" (3.43m x 2.74m): PVCu double glazed window to front and side aspects. Timber flooring.

LOUNGE 18' 0" x 14' 10" (5.48m x 4.52m): PVCu double glazed window to front and side aspect. Sandstone style fireplace with inset cast iron stove. Timber effect laminate flooring.

KITCHEN DINER 22' 4" x 9' 11" (6.80m x 3.02m): PVCu double glazed windows to rear aspect. Fitted base and eye level units. Central Island bar and surfaces of granite. Inset Belfast sink. Space for cooker with extractor canopy over. Laminate floor. Door to conservatory.



CONSERVATORY 9' 6" x 8' 2" (2.89m x 2.49m): PVCu double glazed window and double doors to rear patio and garden. Laminate floor.

BATHROOM 11' 10" x 6' 10" (3.60m x 2.08m): PVCu double glazed window. White suite comprising: low level W.C., pedestal wash hand basin, claw footed bath and separate shower enclosure. Fully tiled walls and floor. Chrome heated towel rail/radiator.

UTILITY 8' 8" x 6' 0" (2.64m x 1.83m): Plumbing for washing machine. Space for dryer and freezer. Tiled floor.

First Floor : LANDING : Access via ladder to roof space. PVCu double glazed window. Oak flooring. Pine doors to principal rooms.

BEDROOM 1 REAR 13' 1" x 10' 1" (3.98m x 3.07m): PVCu double glazed window to rear aspect. Double doors to fitted wardrobes. Timber floor.

BEDROOM 2 FRONT 17' 9" x 9' 7" (5.41m x 2.92m): PVCu double glazed window to front aspect. Timber floor.

BEDROOM 3 REAR 11' 11" x 10' 1" (3.63m x 3.07m) max (8'11" min): PVCu double glazed window to rear aspect. Eaves access. Timber floor.

BEDROOM 4 FRONT 11' 5" x 9' 8" (3.48m x 2.94m): PVCu double glazed window to front aspect. Double doors to fitted wardrobes. Timber floor.

SHOWER ROOM : White suite comprising: low level W.C., pedestal wash hand basin and shower enclosure. Chrome heated towel rail/radiator. Fully tiled walls and floor.

Outside :

FRONT : Enclosed by mature hedge with vehicular access to tarmac driveway.

SIDE : Lawn to side driveway extending under a car port measuring 12'4" x 18' 0" leading onto the large garage. Electric



charging point. To the left hand side is a gated large lawn garden area with space to extend (subject to planning permission).

REAR : A triangular plot with mature tree and fence boundary having patio leading onto lawn with pond feature. Pedestrian access. Door to garage.

GARAGE 23' 6" x 15' 5" (7.16m x 4.70m) max (13'2" min): Double access doors. Power and light. Two PVCu double glazed windows. Gas central heating boiler.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV CW12 4LU

