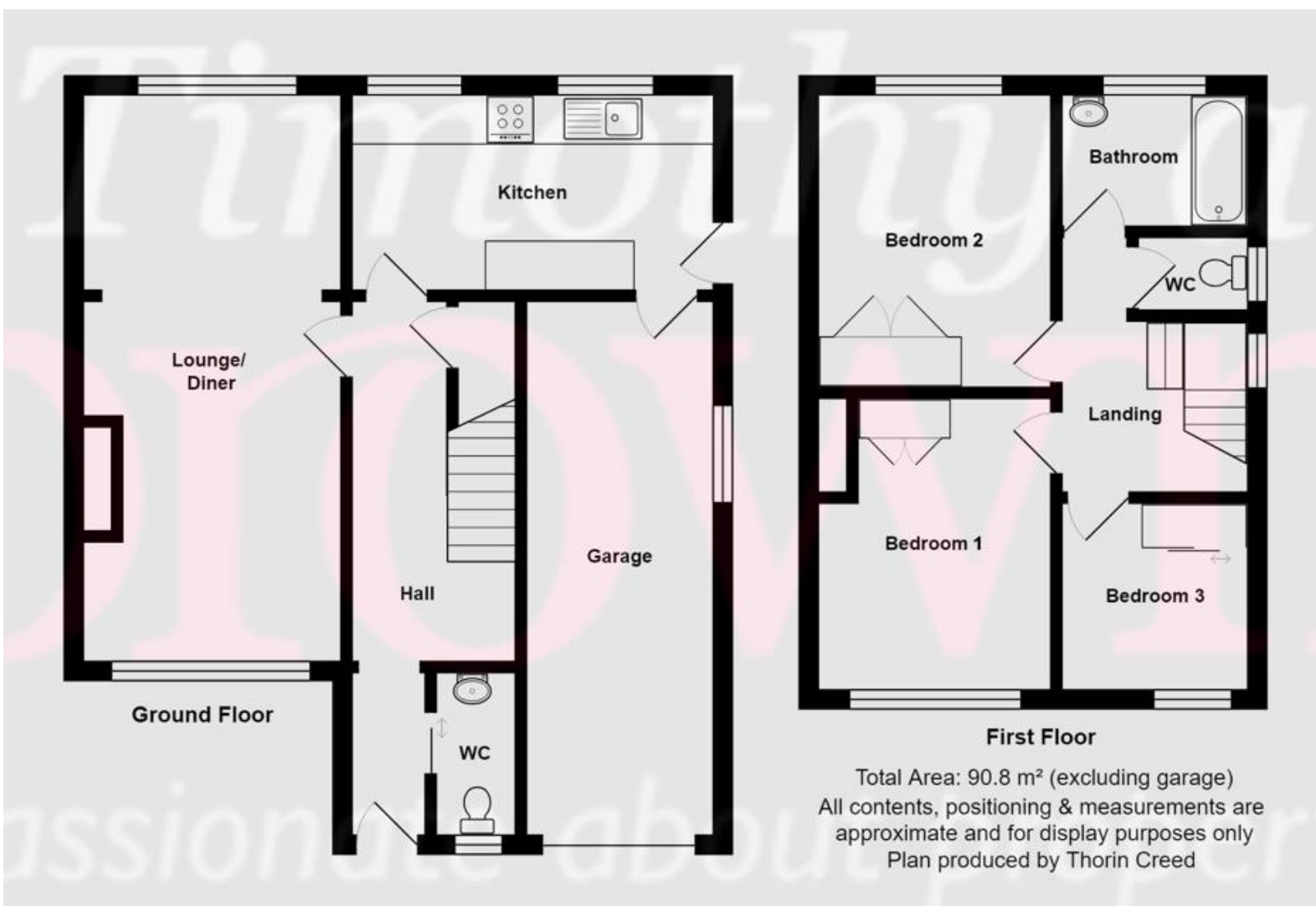


Timothy a brown



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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Timothy a brown

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19 Malvern Close,
Congleton, Cheshire CW12 4PD

Selling Price: £250,000

- SPACIOUS 3-BEDROOM FAMILY HOME IN A QUIET WEST HEATH CUL-DE-SAC
- BRIGHT & AIRY LOUNGE/DINING ROOM FOR COMFORTABLE LIVING
- WELL-EQUIPPED KITCHEN WITH MODERN ESSENTIALS
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- INTEGRAL GARAGE PLUS AMPLE DRIVEWAY PARKING
- PRIVATE, SECURE GARDEN IDEAL FOR RELAXING OR ENTERTAINING
- CLOSE TO EXCELLENT SCHOOLS, SHOPS, & TRANSPORT LINKS
- NO ONWARD CHAIN - READY TO MOVE STRAIGHT IN

FOR SALE BY PRIVATE TREATY (Subject to contract)

Spacious Family Home in Sought-After West Heath - NO ONWARD CHAIN

This generous family home, with a wealth of potential, offers spacious accommodation, in a quiet cul-de-sac in the desirable West Heath area of Congleton.

Key Features:

- **Spacious Layout:** A welcoming hallway, a bright and airy lounge/dining room, a well-equipped kitchen and three comfortable bedrooms.
- **Outdoor Space:** A private and secure garden, perfect for relaxing or entertaining.
- **Convenient Location:** Within easy reach of excellent schools, shops, and transportation links.
- **Modern Comforts:** Gas central heating and double glazing.
- **Parking and Storage:** An integral garage and ample private driveway parking.

Enjoy the Best of Congleton:

- Explore the picturesque countryside and the stunning Astbury Mere Country Park.
- Experience the vibrant town centre with its shops, restaurants, and cultural attractions.

- Benefit from excellent transport links, including the M6 motorway, Manchester Airport, and Congleton railway station.

Don't miss this opportunity to own a fantastic family home in a prime location.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE: PVCu double glazed front door with glazed centre panel.

VESTIBULE: Oak effect flooring.

CLOAKROOM: PVCu double glazed window to front aspect. Suite comprising: Low level W.C. and pedestal wash hand basin. Single panel central heating radiator.

ENTRANCE HALL: Double panel central heating radiator. 13 Amp power point. Oak effect flooring. Stairs to first floor with cupboard under.

THROUGH LOUNGE/DINING ROOM 24' 0" x 10' 6" (7.31m x 3.20m): PVCu double glazed window to front aspect and hardwood framed double glazed window to rear aspect. Two central heating radiators. Feature fireplace. 13 Amp power points. Oak effect flooring.

KITCHEN 15' 0" x 8' 0" (4.57m x 2.44m): PVCu double glazed windows to rear aspect. Range of modern hi-gloss eye level and base units in cream having wood effect preparation surfaces over with single drainer sink unit inset. Space for slot in gas cooker with extractor hood over. Space for fridge/freezer. Tiled to splashbacks. Double panel central heating radiator. Door to garage. Timber panelled and glazed door to outside.

First floor:

LANDING: 13 Amp power points.

BEDROOM 1 FRONT 11' 10" x 9' 9" (3.60m x 2.97m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

BEDROOM 2 REAR 12' 0" x 9' 6" (3.65m x 2.89m) into wardrobes: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 7' 4" x 8' 2" (2.23m x 2.49m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Overstairs store cupboard.

BATHROOM: PVCu double glazed window to rear aspect. White suite comprising: Pedestal wash hand basin and panelled bath with mains fed shower over. Chrome centrally heated towel radiator. Wall tiles to splashbacks.

SEPARATE W.C.: PVCu double glazed window to side aspect. Low level W.C.

Outside:

FRONT: Concrete laid driveway with parking for numerous vehicles.

ATTACHED SINGLE GARAGE 21' 0" x 8' 0" (6.40m x 2.44m) internal measurements: Up and over door. Power and light. Wall mounted Glow-worm combi boiler.

REAR: Extending to the rear of the property is a deep paved terrace beyond which are lawned gardens, a timber garden shed and a greenhouse. Enclosed with timber fencing and hedgerow. Gated access to front.

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

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 4PD

Energy performance certificate (EPC)

19, Malvern Close CONGLETON CW12 4PD	Energy rating D	Valid until: 5 March 2029
		Certificate number: 8071-6627-5740-5852-1906

Property type	Semi-detached house
Total floor area	91 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

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

