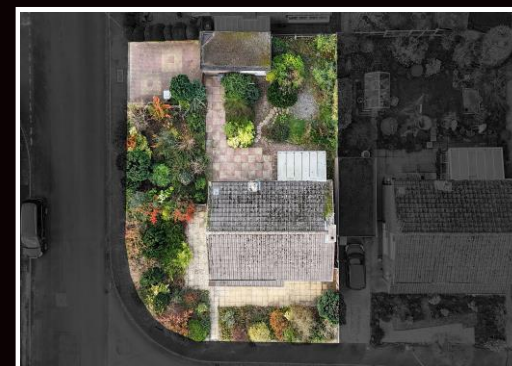


Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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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1 Kendal Court,
Congleton, Cheshire CW12 4JN

Selling Price: £295,000

- DETACHED FAMILY HOME ON CORNER PLOT WITH NO ONWARD CHAIN
- THREE WELL-PROPORTIONED BEDROOMS & FAMILY BATHROOM
- BRIGHT & SPACIOUS LOUNGE WITH CONSERVATORY OFF
- WELL-PLANNED DINING KITCHEN WITH DIRECT GARDEN ACCESS
- FULL PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- DRIVEWAY FOR TWO CARS PLUS DETACHED GARAGE
- WRAP-AROUND GARDEN WITH PAVED SEATING AREAS & MATURE BORDERS
- PRIME WEST HEATH LOCATION CLOSE TO SCHOOLS, SHOPS & COMMUTER LINKS

NO ONWARD CHAIN.

A WONDERFUL FAMILY HOME WITH ROOM TO GROW — DETACHED, CORNER PLOT & PRIME WEST HEATH LOCATION.

Set on a corner plot within a mature cul-de-sac, this appealing three-bedroom detached home is the perfect blend of immediate comfort and exciting potential. Ready to move straight into, yet offering superb scope to personalise and improve over time, it's a fantastic opportunity for families seeking space, convenience, and a highly desirable address.

Step inside to a welcoming entrance hall with cloakroom, leading to a bright and spacious lounge—ideal for relaxing evenings or busy family life, and a conservatory to match. The well-planned dining kitchen is perfect for mealtimes and gatherings, with direct access to the outside space.

Upstairs, you'll find **three well-proportioned bedrooms** and a family bathroom, making this a home that truly works for the growing family. The property benefits from full PVCu double glazing and gas central heating throughout.

Outside, the wrap-around garden offers paved seating areas, mature planted borders, and plenty of scope to landscape or enhance as desired. A driveway for two cars and a **detached single garage** complete the picture.

All of this is positioned in the ever-popular **West Heath area**, renowned for its outstanding schools—The Quinta, Blackfirs Primary, and Congleton High Academy are all just a short walk away. West Heath Shopping Centre, with its variety of everyday

amenities, is also close at hand. Commuters will appreciate the swift access to main routes linking to the M6 (only 6 miles away), along with convenient travel to Manchester Airport.

Whether you're looking for a long-term family home or a property with investment potential, this West Heath gem is not to be missed.

Ready to move into. Bursting with potential. Superb location.

Book your viewing today—homes like this don't stay available for long!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled front door with double glazed upper panels.

RECEPTION HALL : PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Zebrano effect wood floor. Staircase to first floor.

CLOAKROOM : PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C. and pedestal wash hand basin. Chrome centrally heated towel radiator. Glazed stone effect wall tiles. Ceramic floor tiles.

LOUNGE 12' 9" x 18' 1" (3.88m x 5.51m) : PVCu double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Marble effect fireplace having living flame coal effect gas fire. Aluminium framed sealed unit double glazed sliding patio door to conservatory.

CONSERVATORY 12' 0" x 8' 0" (3.65m x 2.44m) : Full height glass panels with glass roof over. Ceramic tiled floor. Sliding door to garden.

L-SHAPED DINING KITCHEN 18' 0" x 10' 0" (5.48m x 3.05m) :

KITCHEN AREA : PVCu double glazed window to rear aspect. Range of shaker style cream fronted eye level and base units having wood effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4 ring stainless steel gas hob with stainless steel extractor canopy over. Built-in double gas oven and grill. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. 13 Amp power points. Ceramic tiled floor. PVCu double glazed door to rear garden. Understairs store cupboard.

First floor :

CENTRAL LANDING : PVCu double glazed window to rear aspect. Airing cupboard with Ideal Logic gas combi boiler.

BEDROOM 1 FRONT 12' 10" x 10' 11" (3.91m x 3.32m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe with mirrored sliding doors.

BEDROOM 2 FRONT 12' 0" x 10' 1" (3.65m x 3.07m) : PVCu double glazed window to side aspect and high level PVCu double glazed window to front aspect. Built-in wardrobe with mirrored sliding doors. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 9' 9" x 6' 10" (2.97m x 2.08m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m) : PVCu double glazed window to rear aspect. Modern white suite comprising low level W.C., pedestal wash hand basin, panelled contoured bath with glass screen and Triton electric shower over. Fully tiled walls. Chrome centrally heated towel radiator. Ceramic floor tiles.

Outside :

FRONT : Extensive paved areas with well stocked flower beds.

REAR : Extensively paved with well established flower beds. Path to gate leading to driveway for two vehicles which then terminates at the detached single garage.

SINGLE GARAGE 17' 7" x 8' 2" (5.36m x 2.49m) internal measurements : Brick built. Up and over door. Personal door.

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**.

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4JN

