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# Timothy a brown

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7 Laburnum Close  
Congleton, Cheshire CW12 4TX

Selling Price: Guide Price £235,000

- TWO BED SEMI DETACHED WITH NO CHAIN
- PORCH EXTENSION
- GAS CENTRAL HEATING & PARTIAL PVCu DOUBLE GLAZING
- LONG DRIVEWAY TO GARAGE
- ABBUTING ONTO AMENITY LAND TO THE SIDE & REAR
- SOUGHT AFTER WEST HEATH AREA

# FOR SALE BY PRIVATE TREATY (Subject to contract)

## \*\*NO CHAIN\*\*

This well-proportioned property is perfectly liveable as it stands, though most purchasers may wish to carry out some cosmetic updating to personalise the interior to their own taste.

The accommodation comprises a spacious porch, entrance hall, lounge, kitchen and bathroom to the ground floor. To the first floor, the landing provides access to two generous double bedrooms.

Externally, the property benefits from good-sized front and rear gardens, along with a long driveway leading to a single garage. To the side and rear, the home adjoins an attractive area of green open space with a pathway giving direct access to Back Lane playing fields.

The property is located in the highly regarded residential area of West Heath, within the catchment for well-regarded primary and secondary schools. Local bus routes offer convenient travel to Congleton town centre and neighbouring towns, while excellent road links provide easy access to the A34, as well as major routes approaching the M6 motorway.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE :** Front door to porch.



**PORCH** 3' 6" x 12' 6" (1.07m x 3.81m): Windows to two aspects. Quarry tiled floor. Door to rear. Door to hall.

**HALL :** Stairs. Doors to ground floor rooms.

**LOUNGE** 10' 3" x 14' 5" (3.12m x 4.39m): Window to front aspect. Stone fireplace inset with gas fire. Radiator.

**KITCHEN** 11' 9" x 8' 4" (3.58m x 2.54m): Window to rear aspect. Fitted with matching range of eye and base level units with laminated surfaces. Inset one and a half bowl single drainer stainless steel sink with mixer tap. Gas hob with extractor hood above with oven below. Radiator. Tiled splashbacks. Tiled floor. Understairs storage cupboard.

**BATHROOM** 5' 8" x 5' 4" (1.73m x 1.62m): Opaque window to rear. White suite comprising: low level W.C, pedestal wash hand basin and panelled bath with shower screen and electric shower over. Radiator. Tiled walls and floor.

**First Floor :**

**LANDING :** Access to roof space. Doors to bedrooms.

**BEDROOM 1 FRONT** 10' 6" x 14' 6" (3.20m x 4.42m) maximum: Window to front aspect. Radiator. Full length mirror fronted sliding door wardrobes.

**BEDROOM 2 REAR** 8' 10" x 14' 6" (2.69m x 4.42m): Window to rear. Radiator. Door to cupboard incorporating lagged cylinder gas central heating boiler and slatted linen shelves.

**OUTSIDE :**

**FRONT :** Open plan lawn garden.

**SIDE :** Long driveway terminating at the garage.

**REAR :** Fully enclosed by hedge, mainly laid to lawn with concrete patio area.



**GARAGE** 8' 3" x 16' 8" (2.51m x 5.08m): Up and over door. Rear pedestrian door. Rear window. Power and light.

**TENURE :** Freehold (subject to solicitors).

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

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** SATNAV: CW12 4TX

