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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

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

## 58 Belgrave Avenue

Congleton, Cheshire CW12 1HT

### New Price: £187,000

- NO CHAIN
- 3 BED SEMI DETACHED
- DINING KITCHEN, LOUNGE & CONSERVATORY
- ENCLOSED REAR GARDENS & PATIO AREA
- DRIVEWAY & GARAGE
- CUL DE SAC LOCATION



\*\*\*REDUCED\*\*\*

Sat proudly within an established and ever popular cul de sac, this superbly presented property is a credit to the current owners and makes for a wonderfully warm and welcoming family home!

Internal accommodation flows effortlessly throughout and is of a high specification whilst outside you will find a fantastic garden that enjoys a good degree of privacy!

Completing the whole package is a pleasant driveway and very useful garage. Local amenities, good commuter links, well regarded schools and access to beautiful countryside are all within easy reach making this opportunity one not to miss!

Offered for sale with NO ONWARD CHAIN so call us now to view, before it's too late!

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

**ENTRANCE HALL** : Feature doors to lounge and kitchen. Stairs to landing.

**LOUNGE** 5m (16ft 5in) x 3.66m (12ft 0in) : Two double glazed windows to front aspect. Radiator. Feature fireplace with inset cast iron gas stove.



**KITCHEN DINER** 5m (16ft 5in) x 3.05m (10ft 0in) : Range of base and wall mounted units with feature wood effect working surfaces. Integrated oven and 5 ring gas hob with extractor hood. Black composite sink and drainer unit. Integrated dishwasher. Space and plumbing for washing machine. Space for American style fridge freezer. Understairs storage/pantry. Double glazed window to rear aspect. Under floor heating.

**CONSERVATORY** 15' 9" x 9' 2" (4.8m x 2.79m): Double glazed sliding doors to rear leading onto patio.

**First floor :**

**LANDING** : Feature doors to all rooms.

**BEDROOM 1 FRONT** 12' 6" x 12' 5" (3.798m x 3.781m): Double glazed window to front aspect. Radiator.

**BEDROOM 2 REAR** 12' 3" x 10' 2" (3.743m x 3.10m): Double glazed window to rear aspect. Radiator. Built in storage cupboard.

**BEDROOM 3 FRONT** 9' 1" x 6' 7" (2.771m x 2.003m): Double glazed window to front aspect. Radiator.

**BATHROOM** : Suite comprising: w.c., wash hand basin with storage below and large walk in shower cubicle. Double glazed window to rear aspect. Heated chrome towel radiator.

**Outside :**

**FRONT** : Gravel driveway for several vehicles.

**GARAGE** 5.31m (17ft 5in) x 2.51m (8ft 3in) **Internal Measurements**: Up and over door. Side pedestrian door and window. Power and light.



**REAR** : Paved patio. Lawned garden with mature shrub and tree borders. Timber shed.

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

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

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

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: B

**DIRECTIONS**: From our office proceed down West Street and upon reaching the roundabout take the fourth exit onto the Clayton By-pass. At the next roundabout (by McDonalds) take the fourth exit into Belgrave Avenue and then first right opposite the school and No 58 will be found on the right hand side clearly identified by our For Sale board.

