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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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Selling Price: Offers in Excess of
£260,000

- SPACIOUS HOME WITH SIDE AND REAR EXTENSIONS
- THREE RECEPTION ROOMS OFFERING FLEXIBLE LIVING
- 31'10" MAIN RECEPTION ROOM
- GROUND-FLOOR BATHROOM AND FITTED KITCHEN
- TWO DOUBLE BEDROOMS UPSTAIRS
- OFF-ROAD PARKING FOR TWO CARS
- SUNNY, FULLY ENCLOSED REAR GARDEN
- SOUGHT-AFTER WEST HEATH LOCATION

A Spacious and Surprisingly Generous Home in Sought-After West Heath.

Viewing is essential to fully appreciate everything this superb property offers — in the meantime, please enjoy our video tour.

Don't judge a book by its cover! This deceptively spacious home has been thoughtfully extended to both the side and rear, creating far more accommodation than first impressions suggest. With three reception rooms and flexible layout options, it's ideal for modern living.

Located in the highly desirable **West Heath** area, the property is a level walk from the West Heath Shopping Centre, excellent schools for all ages, and offers convenient access to the M6 motorway, making it perfect for commuters.

Ground Floor:

Spacious reception room extending an impressive 31'10" in length. Two further versatile reception rooms. Well-fitted kitchen. Family bathroom.

First Floor:

Two generous double bedrooms

Outside:

To the front, you'll find a neat lawned garden and off-road parking for two cars. The rear garden

enjoys a sunny aspect, is fully enclosed, and includes a large storage garage, offering excellent outdoor space and practicality.

Exceptional Value

Competitively priced, this property represents outstanding value for money in a prime location.

Enquire Today

Homes like this don't stay on the market for long — get in touch now to arrange your viewing!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite door to:

RECEPTION ROOM 1 8' 0" x 31' 10" (2.44m x 9.70m): PVCu double glazed window to front aspect. Three velux roof lights. Two radiators. 13 Amp power points. PVCu double glazed french doors. Attractive timber effect flooring.

RECEPTION 2 ROOM 14' 5" x 10' 2" (4.39m x 3.10m): PVCu double glazed window. Radiator. Feature gas fire. 13 Amp power points. Laminate flooring. Arch to:

RECEPTION ROOM 3 9' 0" x 13' 7" (2.74m x 4.14m): PVCu double glazed french doors. 13 Amp power points. Laminate flooring.

KITCHEN 8' 3" x 11' 10" (2.51m x 3.60m): PVCu double glazed window. Attractive fitted units with timber effect surfaces and tile splashbacks. Enamel one and a half bowl single drainer with mixer tap. Space for cooker with large canopy extractor over. Space for under unit washing machine and slimline dishwasher and fridge. Wall mounted Worcester combi gas central heating boiler. Tiled floor.

BATHROOM : PVCu double glazed opaque window. White suite comprising low level W.C., pedestal wash hand basin and panelled bath with shower and screen over.

First Floor :

LANDING : Doors to bedrooms and access to roof space. One single power point.

BEDROOM 1 REAR 14' 5" x 10' 5" (4.39m x 3.17m): PVCu double glazed window to rear aspect. 13 Amp power points.

BEDROOM 2 FRONT 14' 5" x 8' 10" (4.39m x 2.69m): PVCu double glazed window. Radiator. 13 Amp power points. Fitted cupboard.

Outside :

FRONT : Driveway with railway sleeper boarders and centre being tree barked.

REAR : Large sunny aspect garden enclosed by fencing and split into three sections. BBQ seating area with astro-turf. Fence and gate. Further area with astro-turf leading onto lawn. Outside tap and light.

GARAGE 9' 2" x 19' 10" (2.79m x 6.04m): Concrete sectional under a flat roof. No vehicular access.

TENURE : Freehold (subject to solicitors verification).

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: C

DIRECTIONS: SATNAV: CW12 4TS

