

# 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.

2-4 West Street Congleton Cheshire CW12 1JR  
 Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

# Timothy a brown

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

## 5 Rose Cottages

Holmes Chapel Road, Somerford, Congleton, Cheshire CW12 4SP

Selling Price: £400,000

- SOUGHT-AFTER SEMI-RURAL LOCATION IN SOMERFORD
- CONVENIENT FOR CONGLETON, HOLMES CHAPEL & M6 ACCESS
- TRADITIONAL THREE-BEDROOM SEMI-DETACHED HOME
- OFF-ROAD PARKING FOR 2-3 VEHICLES
- SPACIOUS LOUNGE WITH FEATURE OPEN FIREPLACE
- KITCHEN/DINER WITH BREAKFAST BAR AND DINING SPACE
- GROUND FLOOR WC AND USEFUL INNER PORCH
- EXCEPTIONALLY LONG REAR GARDEN WITH FURTHER POTENTIAL (STPP)

## FOR SALE BY PRIVATE TREATY (Subject to contract)

A traditional three-bedroom semi-detached home, ideally positioned within the highly sought-after semi-rural hamlet of Somerford, perfectly placed between Congleton and Holmes Chapel and offering excellent access to the M6 motorway.

Constructed of attractive brick elevations, the property benefits from PVCu double glazing and oil-fired central heating via a modern system. Externally, there is off-road parking for 2-3 vehicles, whilst a standout feature is the impressive, generous rear garden.

Predominantly laid to lawn with mature trees and hedge boundaries, the garden offers excellent privacy and significant potential to extend (subject to the necessary consents).

The well-proportioned accommodation comprises a welcoming entrance hall with staircase access, a cosy lounge featuring an open fireplace, and a fitted kitchen/diner complete with a built-in breakfast bar and ample space for a dining table.

Completing the ground floor is an inner porch providing external access and a separate WC.

To the first floor, the landing leads to three bedrooms and a family bathroom fitted with a shower over the bath.

An early viewing is highly recommended to fully appreciate the location, plot size, and further potential this home has to offer.

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

**ENTRANCE :** PVCu double glazed door to hall.

**HALL :** Stairs. Radiator. Tiled floor. Door to lounge.

**LOUNGE 14' 2" x 13' 9" (4.31m x 4.19m) maximum:** PVCu double glazed window. Open fireplace. Radiator. Door to kitchen/diner.

**KITCHEN/DINER 17' 7" x 9' 6" (5.36m x 2.89m):** Two PVCu double glazed windows to rear. Radiator. Space for dining table. Matching fitted base and eye level units with tiled splashbacks and laminated preparation surfaces and extending to form a breakfast bar. Inset single drainer stainless steel sink with electric hob and canopy extractor over and oven below. Space for fridge/freezer. Doorway to inner porch.

**REAR PORCH :** PVCu door to outside. Radiator. Door to understairs cupboard.

**CLOAKROOM :** PVCu double glazed opaque window. Low level W.C. and wash hand basin.

**First Floor :**

**LANDING :** PVCu double glazed opaque window to side aspect. Access to roof space. Door to all rooms. Radiator. Deep cupboard with slatted shelving.

**BEDROOM 1 FRONT 10' 10" x 10' 0" (3.30m x 3.05m):** PVCu double glazed window. Radiator.

**BEDROOM 2 REAR 13' 1" x 9' 6" (3.98m x 2.89m):** PVCu double glazed window to rear aspect. Radiator.

**BEDROOM 3 REAR 7' 9" x 9' 5" (2.36m x 2.87m):** PVCu double glazed window to rear aspect. Radiator.

**BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m):** PVCu double glazed opaque window to front aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with electric shower and screen over. Radiator. Partly tiled floor.

**Outside :**

**FRONT :** Set back from the road behind a stone wall with double timber gates with driveway extending to the side of the property. Garden mainly laid to lawn.

**SIDE :** Gate and path leading to the rear of the property.

**REAR :** Very long rear garden. Enclosed oil tank and central heating boiler. Two timber sheds. Hedge to side and having mature trees.

**SERVICES :** Mains electricity, water and drainage are connected. Oil fired central heating.

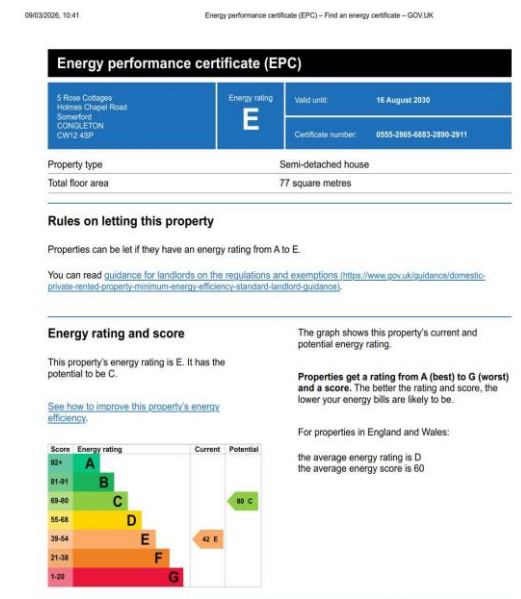
**TENURE :** Freehold (subject to solicitors verification).

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** D

**DIRECTIONS:** SATNAV: CW12 4SP



<https://find-energy-certificate.service.gov.uk/energy-certificates/0555-2865-6883-2890-2911/print.html>

1/4

