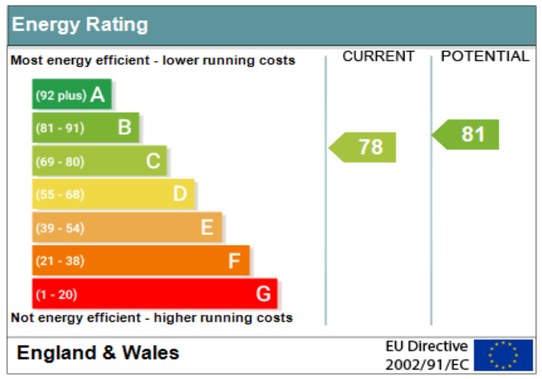


Address: 31 Galloway Green, CONGLETON, CW12 1LY
RRN:



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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BRITISH PROPERTY AWARDS 2024 - 2025 GOLD WINNER LETTING AGENT IN CONGLETON

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN CONGLETON

BEST ESTATE AGENT GUIDE AWARDS 2026 WINNER LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 EXCELLENT SALES AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 TOP 500 LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS









31 Galloway Green,

Congleton, Cheshire CW12 1LY

Selling Price: £450,000

- FIVE-BEDROOM EXECUTIVE DETACHED HOME
- BUILT BY THE REPUTABLE SEDDONS
- TUCKED-AWAY POSITION ON THE GREEN DEVELOPMENT
- STUDY/FAMILY ROOM, LOUNGE & SEPARATE DINING ROOM
- FULLY FITTED BREAKFAST KITCHEN
- EN-SUITE TO PRINCIPAL BEDROOM & REFITTED FAMILY BATHROOM
- DETACHED GARAGE WITH GENEROUS PARKING
- ENCLOSED REAR GARDEN WITH PATIO, LAWN & HOT TUB GAZEBO
- WALKING DISTANCE TO TOWN CENTRE, SHOPS & EATON BANK SCHOOL

Presenting a rare opportunity to acquire one of just a handful of five-bedroom executive detached residences, crafted by the esteemed Seddons, and discreetly positioned within the highly sought-after development of The Green. This distinguished property features a double garage and occupies an enviable, secluded setting, offering exclusivity and privacy for the discerning buyer.

Designed in the favoured 'Helsby' style, this elegant home delivers a spacious, well-considered layout ideal for family living. Enjoy the comfort and efficiency of PVCu double glazing and gas central heating, complemented by a detached garage and a substantial block-paved driveway accommodating up to five vehicles. The property is approached via a sophisticated wrought iron gated entrance and fencing, providing secure access to both the main entrance and garage.

Step inside to an impressive L-shaped reception hall with convenient cloakroom/WC, leading to a versatile study or family room, and a generous, fully fitted breakfast kitchen. At the rear, you will find a spacious lounge and formal dining room, each benefitting from elegant patio doors that open onto the landscaped entertaining garden—perfect for both everyday relaxation and sophisticated gatherings.

The first floor offers a beautifully proportioned landing accessing five substantial bedrooms. The principal suite features fitted wardrobes and a luxurious en-suite double shower room, while a separate family bathroom serves the remaining bedrooms. Both bathrooms have been recently upgraded to an exceptional standard, showcasing premium Roca and Grohe fixtures. Outside, the rear garden is enclosed and thoughtfully arranged with a large patio, lawn, and a hot tub gazebo, affording a private retreat for leisure and entertainment.

Ideally situated for convenient road access to Manchester, Macclesfield, and Crewe, with the M6 motorway just six miles away. The property is centrally located for both Macclesfield and Congleton train stations, while Congleton town centre, local shops, leading primary and secondary schools, and everyday amenities are all within easy walking distance. A reliable local bus service further enhances connectivity, ensuring every requirement of premium family living is met.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Front door to:

HALL : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Central heating programmer. Quality style timbered floor. Stairs with cupboard below. Doors to principle rooms.

CLOAKROOM : PVCu double glazed opaque window to side aspect. Low wattage lights to ceiling. White suite comprising: low level W.C., wash hand basin with tiled splashbacks. Single panel central heating radiator. Extractor fan. Timber style flooring.

LOUNGE 16' 8'' x 13' 0'' (5.08m x 3.96m): PVCu double glazed window to rear aspect. PVCu double doors to rear patio. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Double doors to dining room.

DINING ROOM 13' 1'' x 10' 1'' (3.98m x 3.07m): PVCu double glazed double doors to patio. Coving to ceiling. Double panel central heating radiator. 13 Amp power points.

STUDY/FAMILY ROOM FRONT 10' 10'' x 9' 5'' (3.30m x 2.87m): PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator.

BREAKFAST KITCHEN 16' 3'' x 11' 4'' (4.95m x 3.45m): PVCu double glazed windows to side door to outside. Fitted with a matching range of modern timber base and eye level units with roll edge laminated surfaces. One and a half bowl single drainer stainless steel sink with mixer tap. 5 ring gas hob. Canopy extractor over. Split level double oven. Space for dishwasher. Space for large fridge and freezer. Low voltage lights to ceiling. Under unit lighting. Plumbing and space for washing machine. Single panel central heating radiator. Radiator. Tiled to splashbacks. Tiled floor.

First Floor :

LANDING : PVCu opaque double glazed window to side aspect. Access to pull down ladder to partially boarded roof space. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Doors to principle rooms. Door to airing cupboard with mega flow pressure cylinder.

BEDROOM 1 REAR 14' 6'' x 11' 8'' (4.42m x 3.55m): PVCu double glazed window. Fitted wardrobes with sliding doors. Single panel central radiator. 13 Amp power points. Door to ensuite.

ENSUITE : PVCu double glazed opaque window to rear aspect. Low voltage lights to ceiling. White suite comprising W.C., vanity unit with built-in wash hand basin and double size shower cubicle having mains fed shower. Chrome radiator/towel rail. Fully tiled walls and floor.

BEDROOM 2 FRONT 13' 1'' x 8' 8'' (3.98m x 2.64m): PVCu double glazed windows to front and side aspects. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 13' 2'' x 9' 9'' (4.01m x 2.97m) maximum: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 13' 4'' x 9' 6'' (4.06m x 2.89m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 5 FRONT 9' 10'' x 8' 0'' (2.99m x 2.44m) maximum: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : Low voltage lights to ceiling. White suite comprising: W.C., panelled bath with mixer shower tap and vanity unit with wash hand basin. Chrome heated towel radiator. Fully tiled walls and floor.

Outside :

FRONT : Enclosed by wrought iron fencing with pedestrian vehicular access gate. Laid to brick block with yellow river stone landscaping terminating at the detached garage.

SIDE : Flagged path leading to the rear to each side.

REAR : Enclosed by fencing. Flagged patio area and lawn. Pergola with flagged base which is presently being used for a spa hot tub.

DETACHED GARAGE 16' 3'' x 16' 2'' (4.95m x 4.92m): Brick and tiled roof with double up and over door. Power and light. Pedestrian door to side.

TENURE : Leasehold. 999 years from 2005 with 978 years remaining. Ground rent is £405.95 per annum paid on 1st January. There is an option to purchase the lease should the buyer wish to consider it.

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: E

DIRECTIONS: SATNAV: CW12 1LY







