

**BEDROOM 4 REAR 12' 5" x 11' 7" (3.78m x 3.53m) to wardrobes**  
: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Two double built in wardrobes.

**BEDROOM 5 REAR 14' 2" x 8' 10" (4.31m x 2.69m)** : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**FAMILY BATHROOM 9' 3" x 9' 0" (2.82m x 2.74m)** : PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C., bidet, circular sink bowl with chrome mixer tap set on granite effect surface with cupboard below, panelled bath and separate shower enclosure housing a Mira electric shower with tiled walls and folding glass doors. Chrome centrally heated towel radiator. Fully tiled walls and floor.

**Outside :**

**INTEGRAL DOUBLE GARAGE 17' 8" x 15' 5" (5.38m x 4.70m) internal measurements** : Electrically operated roller style door. Power and light. Wall mounted Vaillant combi gas boiler.

**FRONT** : Extensive driveway with parking for numerous vehicles. Lawn and borders. Electric vehicle charging point.

**REAR** : Adjacent to the rear of the property is an extensive paved terrace seating area beyond which are enclosed gardens mainly laid to lawn with flower borders, raised timber decked terrace, pond water feature and summerhouse. Secure gated access to both sides leading to the front.

**TENURE** : Freehold (subject to solicitor's verification).

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

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

**TAX BAND:** F

**LOCAL AUTHORITY:** Cheshire East.

**DIRECTIONS:** SATNAV CW12 3DS

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.

Energy performance certificate (EPC)			
19 The Parklands CONGLETON CW12 3DS	Energy rating <b>D</b>	Valid until:	15 January 2036
		Certificate number:	9055-3058-1209-5166-0204

Property type	Detached house
Total floor area	230 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

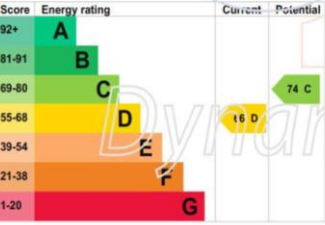
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

[See how to improve this property's energy efficiency.](#)

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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19 The Parklands,  
Congleton, Cheshire CW12 3DS

Selling Price: £585,000

- SOUGHT-AFTER CUL-DE-SAC LOCATION JUST OFF PARK LANE
- FIVE GENEROUS BEDROOMS INCLUDING PRINCIPAL WITH EN-SUITE
- THREE VERSATILE RECEPTION ROOMS IDEAL FOR FAMILY LIVING
- LARGE MODERN FITTED KITCHEN WITH SEPARATE UTILITY ROOM
- WALKING DISTANCE TO RAILWAY STATION & HIGH TOWN AMENITIES
- LANDSCAPED GARDENS WITH TERRACE, DECKING, POND & SUMMERHOUSE
- INTEGRAL DOUBLE GARAGE WITH ELECTRIC DOOR & INTERNAL ACCESS
- EASY ACCESS TO COUNTRYSIDE WALKS, CANAL PATHS & PEAK DISTRICT



FOR SALE BY PRIVATE TREATY (Subject to contract)

**Substantial Five Bedroom Detached Family Home | Sought-After just off Park Lane Location | Walking Distance to Station & Amenities | Multiple Reception Rooms | Integral Double Garage | Beautiful Landscaped Gardens**

An impressive and beautifully presented five bedroom detached residence offering generous, versatile living accommodation ideal for modern family life. This outstanding home combines elegant reception spaces with a contemporary kitchen, quality bathroom fittings and a superb landscaped rear garden — perfect for both entertaining and everyday living.

Positioned within a small and exclusive cul-de-sac just off the highly regarded Park Lane, the property enjoys a prime setting combining peace and privacy with exceptional convenience. The town’s railway station is within a short walk, providing frequent services to Manchester Piccadilly and London Euston, with Manchester International Airport also easily accessible — making this an excellent choice for commuters.

A welcoming entrance porch leads into a striking T-shaped reception hall with return staircase and understairs storage.

The ground floor offers superb flexibility with a formal front dining room, a spacious lounge featuring a living-flame fire and folding/sliding doors opening onto the rear terrace, and a delightful morning room/music room with French doors to the garden — ideal as a family room, breakfast or playroom.

At the heart of the home is a large, modern fitted kitchen with extensive cabinetry, integrated appliances, double oven, gas hob, feature lighting and slate-effect flooring. This is complemented by a separate utility room with internal access to the integral double garage, along with a stylish ground-floor WC.



To the first floor is an impressive galleried landing with domed stained-glass window, large walk-in storage cupboard and access to a substantial mostly boarded loft space.

The home offers five generous bedrooms, many with fitted wardrobes. The spacious principal bedroom benefits from fitted storage and a contemporary en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom with modern suite and separate shower enclosure.

Externally, the property occupies an excellent plot. To the rear is an extensive paved terrace ideal for outdoor dining and entertaining, leading onto enclosed gardens mainly laid to lawn with established borders, raised decked seating area, pond feature and summerhouse. Gated access leads to both sides, and to the front is an extensive driveway and an integral double garage with electric door, power and lighting.

The location is a particular highlight. Within an easy walk is High Town, offering a wide range of everyday amenities including a chemist, bakery, hardware and convenience stores, barbers, hairdressers and post office, along with the popular Wonky Pear micro-bar. The wider town centre of Congleton provides a vibrant mix of pubs, restaurants, fitness centres and shops including Marks & Spencer Simply Food and Tesco, plus essential services such as doctors, dentists and florists.

For outdoor enthusiasts, the Cheshire countryside is quite literally on the doorstep, with scenic walks along the tree-lined Biddulph Valley disused railway line, the Macclesfield Canal, and easy access to the Peak District National Park.

This is a rare opportunity to acquire a substantial family home in one of the area’s most convenient and sought-after residential locations.

Early viewing is highly recommended.



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

**ENTRANCE** : Composite panelled and double glazed door to:

**ENTRANCE PORCH 8' 8" x 4' 7" (2.64m x 1.40m)** : Coving to ceiling. PVCu double glazed window to side aspect. Single panel central heating radiator. Oak effect tiled floor.

**CLOAKROOM 7' 3" x 3' 7" (2.21m x 1.09m)** : Low voltage downlighters inset. PVCu double glazed bullseye window to front aspect and PVCu double glazed window to side aspect. Anthracite grey wall mounted towel radiator. Modern suite comprising: Low level W.C. with concealed cistern and block wash hand basin with cupboard beneath. Oak effect tiled floor.

**T-SHAPED RECEPTION HALL 24' 9" x 14' 5" (7.54m x 4.39m)** : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Understairs store cupboard. Return stairs to first floor.

**DINING ROOM 14' 8" x 12' 10" (4.47m x 3.91m)** : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**LOUNGE 17' 9" x 12' 10" (5.41m x 3.91m)** : Coving to ceiling. Two single panel central heating radiators 13 Amp power points. Matt finished stone hearth and surround with living flame coal effect basket style fire inset. PVCu double glazed folding/sliding doors to rear.

**MORNING ROOM/MUSIC ROOM 14' 2" x 9' 4" (4.31m x 2.84m)** : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear garden. Large squared off opening to:

**LARGE KITCHEN 14' 1" x 10' 10" (4.29m x 3.30m)** : PVCu double glazed window to rear aspect. Ceiling spotlights inset. Extensive range of matt fronted eye level and base units with under pelmet lighting having grey wood effect preparation surfaces over with stainless steel 4-ring gas hob with extractor hood over. Built in double electric oven and grill. Integrated microwave, dishwasher and larder fridge. Anthracite grey wall mounted radiator. Slate effect tiled floor.



**UTILITY 10' 10" x 6' 7" (3.30m x 2.01m)** : PVCu double glazed window to side aspect. Range of matt fronted eye level and base units having grey wood effect preparation surfaces over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine, tumble dryer and freezer. Single panel central heating radiator. 13 Amp power points. Slate effect tiled floor. Door to integral double garage.

**First Floor** : Return staircase with turned spindles and balustrade to galleried landing with feature domed stained glass window at 1/2 landing.

**LANDING 24' 2" x 14' 2" (7.36m x 4.31m) max measurements** : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Large walk-in cupboard. Access to majority-boarded roof space (34' 0" x 24' 0") via retractable ladder with power and light.

**MASTER BEDROOM 15' 5" x 15' 2" (4.70m x 4.62m) to wardrobes** : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Two double built in wardrobes.

**EN-SUITE 9' 10" x 4' 6" (2.99m x 1.37m)** : PVCu double glazed window to front aspect. Modern white suite comprising: Low level W.C., with concealed cistern, moulded sink unit with two drawers beneath and large walk-in shower cubicle with period style tile effect shower boarding, housing thermostatically controlled mains fed shower with glass screen. Chrome centrally heated towel radiator. Grey stone effect tiles to splashbacks and matching floor tiles.

**BEDROOM 2 FRONT 14' 8" x 12' 10" (4.47m x 3.91m)** : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Modern vanity unit with circular sink and pedestal tap.

**BEDROOM 3 REAR 15' 5" x 12' 0" (4.70m x 3.65m) to wardrobes** : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Two double built in wardrobes.

