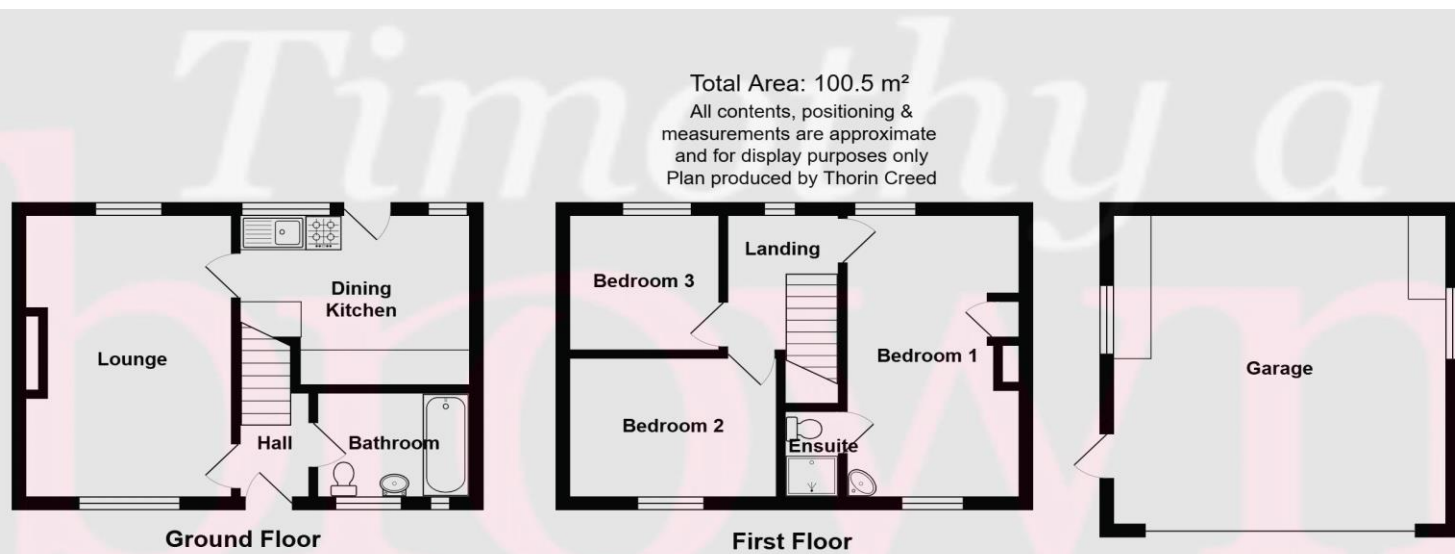


Timothy a brown



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.

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Timothy a brown

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8 Tall Ash Avenue
Congleton, Cheshire CW12 2DZ

Selling Price: £268,000

- NO ONWARD CHAIN
- PRIME BUGLAWTON LOCATION
- QUIET CUL-DE-SAC SETTING
- THREE-BEDROOM FAMILY HOME
- RECENTLY DECORATED & CARPETED
- GENEROUS 100 FT GARDENS
- DETACHED GARAGE & DRIVEWAY
- CLOSE TO COUNTRYSIDE & TOWN CENTRE

NO CHAIN | 100FT REAR GARDEN | DETACHED GARAGE | PRIME BUGLAWTON LOCATION

Set within a peaceful cul-de-sac in one of Buglawton’s most sought-after positions, this deceptively spacious three-bedroom semi-detached home delivers the perfect blend of space, location, and lifestyle.

Freshly redecorated and re-carpeted throughout, the property is ready to move straight into and offers superb family accommodation including a large dual-aspect lounge, spacious breakfast kitchen, ground floor bathroom, and three excellent bedrooms, with the principal enjoying its own en-suite shower area.

Outside is where this home truly excels—featuring private driveway parking, a detached garage, and a superb enclosed rear garden stretching to approximately 100ft, ideal for growing families, entertaining, or future potential.

Perfectly positioned close to highly regarded schools, local amenities, Congleton town centre, and stunning countryside walks.

Homes in this location with gardens of this size are rarely available—early viewing is strongly advised.



The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : Composite panelled door with leaded and double glazed upper panels.

HALL : Double panel central heating radiator. Stairs to first floor.

GROUND FLOOR BATHROOM 8' 1" x 5' 10" (2.46m x 1.78m): PVCu double glazed window to front aspect. Modern white suite comprising low level W.C. with concealed cistern, ceramic wash hand basin with chrome mixer tap and cupboards below. Tiled panelled bath with glass screen and Triton electric shower over. Single panel central heating radiator. Fitted vanity mirror and cupboard.

LOUNGE 16' 0" x 11' 0" (4.87m x 3.35m): Dual aspect PVCu double glazed windows. Double panel central heating radiator. 13 Amp power points. Cast iron coal effect gas fire set within exposed brick fireplace with oak mantle over set on a stone hearth.

BREAKFAST KITCHEN 12' 4" x 9' 8" (3.76m x 2.94m): Two PVCu double glazed windows to rear aspect. Extensive range of beech effect fronted eye level and base units having granite effect preparation surface over with stainless steel single drainer sink unit inset. Space for fridge and freezer. Space and plumbing for washing machine. Space for freestanding gas cooker. Single panel central heating radiator. 13 Amp power points. PVCu double glazed door to rear aspect.

First Floor :

LANDING 7' 6" x 6' 0" (2.28m x 1.83m): PVCu double glazed window to rear aspect. 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 16' 0" x 9' 2" (4.87m x 2.79m): PVCu double glazed windows to dual aspect. Single panel central heating radiator. 13 Amp power points. Feature cast iron fireplace. Wall hung corner wash hand basin. Cupboard housing Baxi gas combi boiler.



EN SUITE 6' 0" x 2' 7" (1.83m x 0.79m) into shower : Low level W.C. Shower enclosure with bi-fold door, shower boarding and mains fed shower.

BEDROOM 2 FRONT 11' 0" x 8' 0" (3.35m x 2.44m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 8' 0" x 7' 1" (2.44m x 2.16m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

Outside :

REAR : Extending from the rear of the property is a concrete paved terrace beyond which are gardens which extend to approx 100 ft in length mainly laid to lawn and with mature boundary hedgerow. A wide central driveway leads through the centre of the garden all the way to the rear and to the detached garage.

DETACHED DOUBLE GARAGE 18' 0" x 17' 4" (5.48m x 5.28m) internal measurements: Concrete sectional. Electrically operated up and over door. Power and light. Personal door.

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: B

DIRECTIONS: SATNAV: CW12 2DZ



Energy performance certificate (EPC)

8 Tall Ash Avenue
CONGLETON
CW12 2DZ

Energy rating
D

Valid until
2 February 2036

Certificate number
0370-2497-5520-2606-3865

Property type
Semi-detached house

Total floor area
71 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.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-10	G		

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.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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Passionate about property