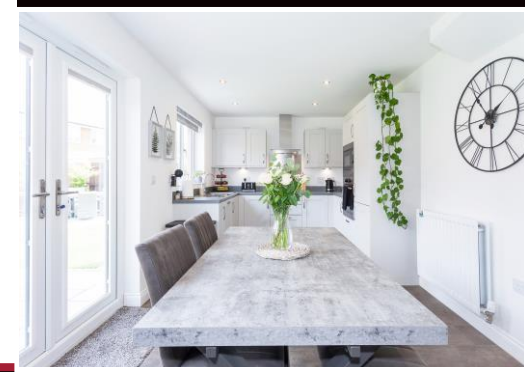
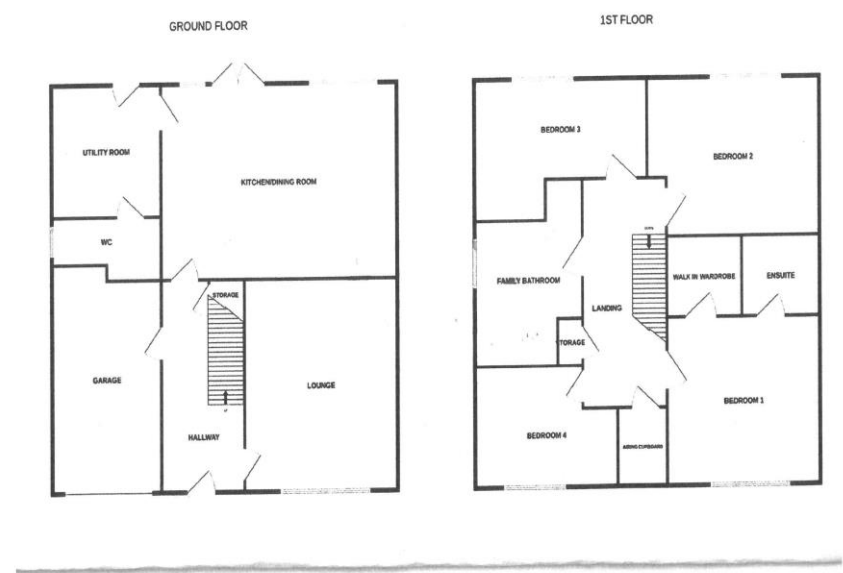


Timothy a brown



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



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

18 Shire Avenue
 Congleton, Cheshire CW12 4FS
Selling Price: £415,000

- COMPETITIVELY PRICED COMPARED TO SMALLER NEW BUILD HOMES
- FOUR WELL-PROPORTIONED BEDROOMS – IDEAL FAMILY ACCOMMODATION
- OPEN-PLAN KITCHEN/DINING AREA WITH FRENCH DOORS TO THE GARDEN
- SEPARATE LOUNGE – PERFECT FOR RELAXING OR ENTERTAINING
- MASTER SUITE WITH EN-SUITE & WALK-IN WARDROBE
- FOUR-PIECE FAMILY BATHROOM PLUS GROUND FLOOR CLOAKROOM/WC UTILITY ROOM
- INTEGRAL GARAGE WITH INTERNAL ACCESS
- DOUBLE-WIDTH DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- LANDSCAPED REAR GARDEN WITH PATIO & WELL-STOCKED BORDERS

FOR SALE BY PRIVATE TREATY (Subject to contract)

Very competitively priced compared to smaller new build homes, this impressive 'Farnham' design offers exceptional space and value within the sought-after Oak Grange development on the edge of Congleton.

Positioned within easy reach of West Heath's amenities, reputable schools for all ages, and open countryside, this superb family home is perfectly suited to modern living.

The accommodation is thoughtfully arranged, featuring a spacious lounge and a highly desirable open-plan fitted kitchen/dining area with French doors opening onto the rear garden—ideal for both everyday family life and entertaining. A separate utility room and convenient cloakroom/WC complete the ground floor.

To the first floor, the landing benefits from two useful storage cupboards and leads to four well-proportioned bedrooms, alongside a stylish four-piece family bathroom. The master bedroom enjoys the added luxury of an en-suite shower room and a walk-in wardrobe.

Externally, the property continues to impress. A double-width driveway and lawned frontage provide excellent kerb appeal, while to the rear is a beautifully maintained enclosed garden featuring patio areas, a well-kept lawn, and established borders—perfectly designed for outdoor dining and relaxation.

Further benefits include an integral garage with internal access and a recently replaced, highly efficient gas central heating boiler.

Early viewing is highly recommended to fully appreciate the quality, space, and superb value this home has to offer.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Composite door to hall with weather porch over. Stairs with cupboard below. Radiator. Doors to principle rooms.

LOUNGE 17' 6" x 10' 5" (5.33m x 3.17m): PVCu double glazed window. Radiator.

KITCHEN DINER 19' 8" x 9' 10" (5.99m x 2.99m): PVCu double glazed window and separate PVCu double glazed french doors to patio. Fitted with an attractive light grey bas and eye level units with contrasting surface. 4-ring gas hob with extractor over. Split level oven and microwave. One and a half bowl single drainer stainless steel sink. Dishwasher. Radiator. Door to:

UTILITY 6' 8" x 5' 9" (2.03m x 1.75m): Matching base units with kitchen having plumbing and space for washing machine and tumble dryer inset. Single drainer stainless steel sink. Radiator. Composite double glazed door.

CLOAKROOM/W.C. : PVCu double glazed opaque window. White suite comprising low level W.C. and wash hand basin. Radiator.

First Floor :

LANDING : Access to roof space. Two storage cupboards. Door to principal rooms.

BEDROOM 1 FRONT 12' 4" x 10' 1" (3.76m x 3.07m): PVCu double glazed window. Door to walk-in wardrobe measuring 6'10" x 5'1"

EN SUITE : PVCu double glazed opaque window. White suite comprising: W.C. and wash hand basin set in vanity unit and double size shower enclosure with glass sliding door. Fully tiled walls. Electric shaver point. Chrome heated towel rail/radiator.

BEDROOM 2 REAR 10' 6" x 10' 0" (3.20m x 3.05m) plus wardrobe space: PVCu double glazed window to rear aspect. Radiator. Double fitted wardrobe with mirror fronted sliding doors.

BEDROOM 3 FRONT 11' 0" x 8' 2" (3.35m x 2.49m) maximum: PVCu double glazed window to front aspect. Radiator.

BEDROOM 4 REAR 10' 0" x 14' 4" (3.05m x 4.37m) maximum: PVCu double glazed window to rear aspect. Radiator.

BATHROOM : PVCu double glazed opaque window. White suite comprising: W.C. and wash hand basin within vanity unit, panelled bath and separate shower with glass sliding door. Fully tiled walls. Radiator.

Outside :

FRONT : Open plan lawn garden with double width tarmac driveway terminating at the garage and front door.

SIDE : Gate and path leading to the rear garden.

REAR : Attractive fully enclosed garden with full length patio leading onto the lawn with well laid out shrub borders. Separate alfresco patio area to the bottom right hand corner.

GARAGE 16' 5" x 8' 9" (5.00m x 2.66m) maximum: Vehicle up and over door to front. Internal door to hallway. New Worcester gas fired combi central heating boiler.

TENURE : Freehold (subject to solicitors verification).

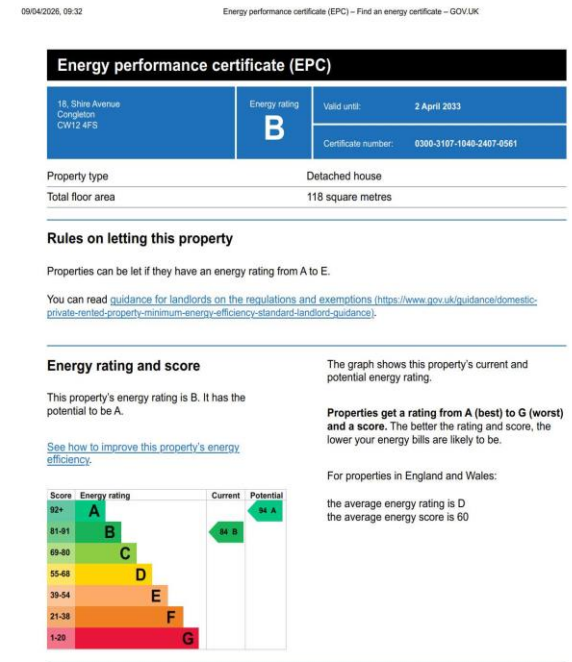
SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV CW12 4FS



<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-3107-1040-2407-0561?print=true>

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