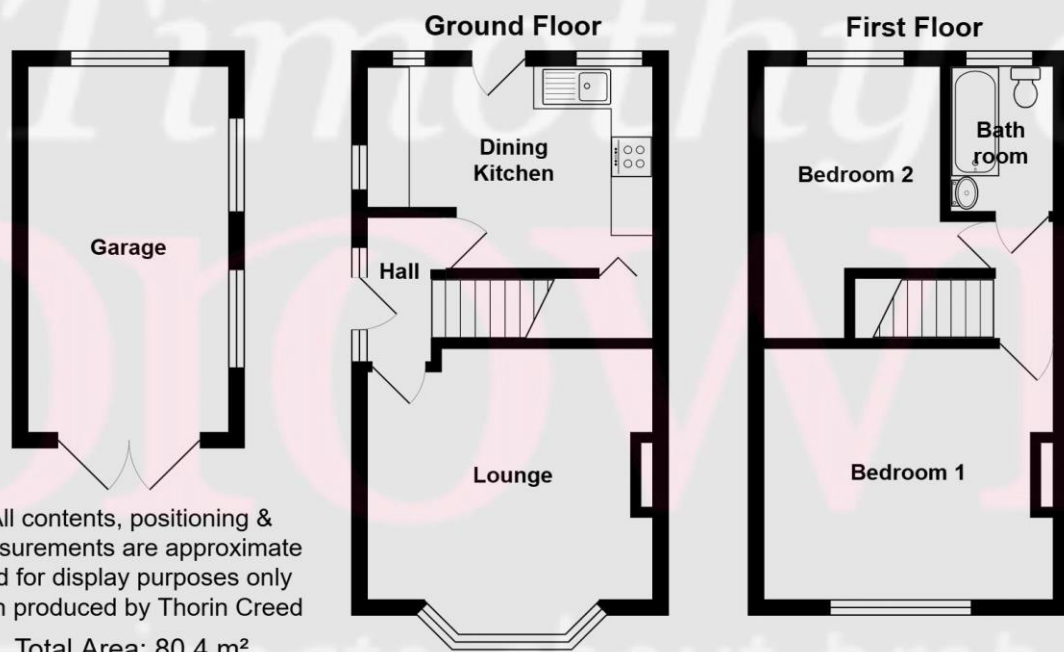


Timothy a brown



Energy performance certificate (EPC)			
20 Doreen Avenue CONGLETON CW12 3JE	Energy rating	Valid until: 4 October 2036	
	D	Certificate number: 9366-2105-4600-2106-0751	
Property type		Semi-detached house	
Total floor area		65 square metres	

Rules on letting this property

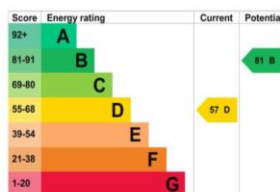
Properties can be let if they have an energy rating from A to E.

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 B.

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



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

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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www.timothyabrown.co.uk



20 Doreen Avenue,
Congleton, Cheshire CW12 3JE
Selling Price: £265,000

- SOUGHT-AFTER MOSSLEY CUL-DE-SAC LOCATION
- BEAUTIFULLY PRESENTED TRADITIONAL SEMI
- TWO GENEROUS DOUBLE BEDROOMS
- CHARMING LOUNGE WITH WOOD-BURNING STOVE
- STYLISH DINING KITCHEN WITH INTEGRATED APPLIANCES
- MODERN FAMILY BATHROOM
- DOUBLE-WIDTH DRIVEWAY & DETACHED GARAGE
- LOW-MAINTENANCE GARDEN BACKING ONTO PLAYING FIELDS

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME, OCCUPYING A SOUGHT-AFTER CUL-DE-SAC POSITION IN THE HEART OF MOSSLEY, WITH STYLISH INTERIORS, GENEROUS PARKING AND A DELIGHTFUL LOW-MAINTENANCE REAR GARDEN

A charming traditional home where character meets contemporary living – beautifully maintained, tastefully appointed and ready to move straight into!

Occupying an enviable cul-de-sac position within the ever-popular Mossley area of Congleton, this delightful two-bedroom semi-detached home offers an appealing combination of traditional character, modern comforts and superb everyday practicality. With Mossley Primary School and local amenities conveniently close by, this is a property perfectly suited to first-time buyers, young families or those looking to downsize without compromising on style or location.

From the moment you step inside, the care and attention lavished upon this lovely home are immediately apparent. A welcoming entrance hall leads through to a beautifully presented lounge, where an attractive walk-in bay window floods the room with natural light. The real centrepiece, however, is the charming, exposed brick fireplace housing a wood-burning stove, creating a wonderfully cosy and inviting atmosphere, particularly during the colder months.

To the rear, the impressive dining kitchen provides a stylish and sociable heart to the home. Fitted with an extensive range of contemporary grey high-gloss units, complemented by a comprehensive selection of integrated appliances including a wine cooler, induction hob, dishwasher and fridge/freezer, this is a kitchen designed for both practicality and pleasure. With ample space for a dining table, it is equally suited to relaxed family meals or entertaining friends.



Upstairs, the attractive accommodation continues with **two well-proportioned double bedrooms**, the principal bedroom retaining a delightful cast-iron feature fireplace, adding a further touch of period charm. The second bedroom enjoys a pleasant outlook across the rear garden towards the adjoining school playing fields, whilst a modern family bathroom, finished with contemporary tiling and a white suite, completes the first-floor accommodation.

Outside, this property has even more to offer! To the front, a generous double-width driveway provides valuable off-road parking for two vehicles, whilst gated side access leads through to the delightful enclosed rear garden.

Designed with low maintenance and outdoor enjoyment firmly in mind, the garden features extensive paved patio areas, attractive artificial lawn sections and decorative gravel borders. Whether enjoying a morning coffee, summer barbecue or simply relaxing in the sunshine, there is ample space to make the most of outdoor living. A detached garage provides excellent additional storage, whilst a further secluded seating area beyond offers another lovely spot to unwind.

Backing onto the adjoining school playing fields, the rear garden benefits from an appealing open aspect, lending a welcome feeling of space rarely associated with such a convenient residential setting.

Mossley remains one of Congleton's most desirable residential neighbourhoods, particularly popular for its established community, access to well-regarded local schooling, nearby amenities and opportunities for enjoying the surrounding countryside.

Combining traditional charm, stylish modern accommodation, excellent parking and a superb garden



setting, this is a home with an enormous amount to offer. Early viewing is highly recommended to fully appreciate its many qualities!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL : PVCu double-glazed front entrance door with obscured glazed panelling and matching side panels. Stairs off to the first-floor landing. Single panel central heating radiator.

LOUNGE 14' 3" into bay x 13' 5" (4.34m into bay x 4.09m) : PVCu double-glazed walk-in bay window to the front aspect, single panel central heating radiator, and feature inset fireplace to the chimney breast incorporating a wood-burning stove set upon a tiled hearth with exposed brick inset and timber mantel over.

DINING KITCHEN 13' 5" x 9' 7" (4.09m x 2.92m) : PVCu double-glazed windows to the rear and side aspects. LED lighting to the ceiling. A spacious dining kitchen having ample space for a table and chairs, fitted with a range of grey hi-gloss wall and base units with grey preparation surfaces over, incorporating a 1.5 bowl stainless steel sink unit with mixer tap. A range of integral appliances includes a combination electric oven and grill, separate 4-ring induction touch-control hob with black glass splashback and matching chimney-style extractor hood over, wine cooler, integrated dishwasher, integrated fridge, separate freezer and integrated washing machine. Cupboard housing the gas central heating combi boiler. Modern-style radiator. Tile-effect laminate flooring. Pantry store cupboard providing additional storage. PVCu double-glazed rear entrance door with half-glazed panel opening to the rear garden.

First Floor :

LANDING : Access to the family bathroom and two double bedrooms.

BATHROOM 4' 9" x 7' 0" (1.45m x 2.13m) : PVCu double-glazed obscured window to the rear aspect. LED lighting to the ceiling. Fitted with a white suite comprising panel bath with mixer



shower tap, pedestal wash hand basin, and low-level WC. single panel central heating radiator. Fully tiled walls and flooring.

BEDROOM ONE FRONT 13' 5" x 12' 0" (4.09m x 3.65m) : PVCu double-glazed window to front aspect. Single panel central heating radiator. Feature cast iron fireplace to the chimney breast.

BEDROOM TWO REAR 9' 0" x 8' 3" extending to 13' 3" into recess (2.74m x 2.51m extending to 4.04m into recess) : PVCu double-glazed window to the rear aspect overlooking the gardens and school playing fields. Single panel central heating radiator. Hanging rail to the alcove creating an open wardrobe area. Access to loft space.

Outside :

FRONT : Private double width driveway for two cars.

REAR : To the rear, the property enjoys a low-maintenance enclosed garden, designed with practicality and entertaining in mind. The garden is predominantly paved, providing generous outdoor seating and dining space, complemented by decorative gravel borders and artificial lawn sections for ease of upkeep. A detached garage 17' 2" x 9' 5" (5.23m x 2.87m) is positioned to the rear, with a further private seating area beyond, creating an additional space to relax or entertain. The garden backs onto school playing fields, offering an open aspect to the rear and a pleasant sense of space. The boundaries are enclosed by timber panel fencing, with gated side access. External water tap

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.**

LOCAL AUTHORITY: Cheshire **TAX BAND:** B

DIRECTIONS: SATNAV CW12 3JE

