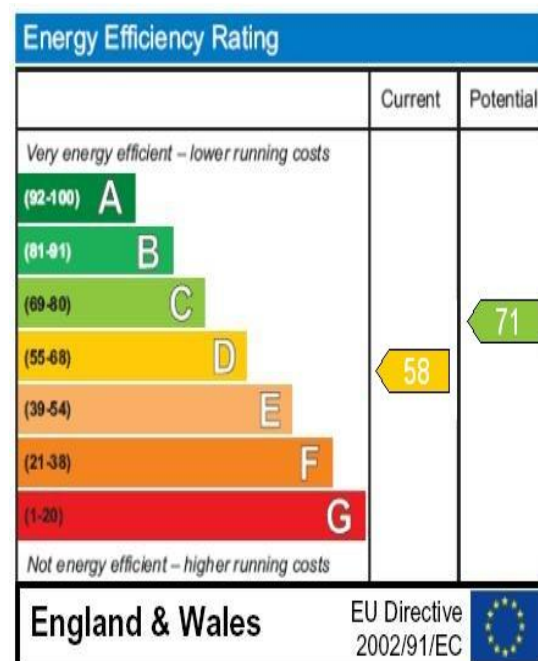
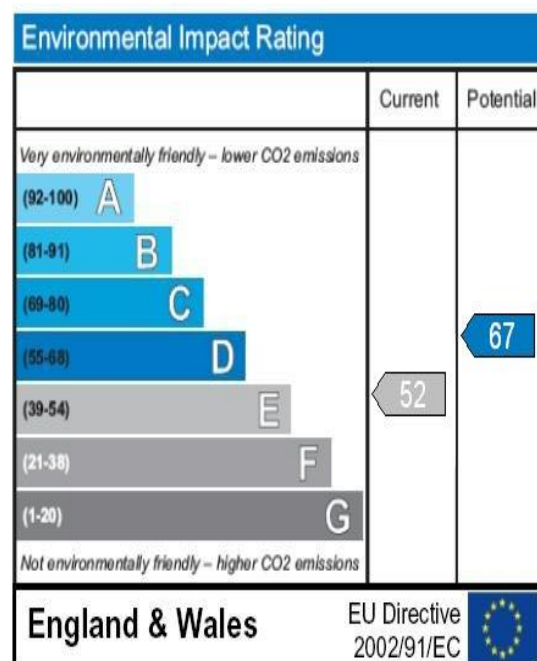


Timothy a brown



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.



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

www.timothyabrown.co.uk

46 Astbury Street
Congleton, Cheshire CW12 4EQ

Selling Price: £155,000

- NO ONWARD CHAIN
- SPACIOUS TWO BEDROOM HOME
- TWO GENEROUS RECEPTION ROOMS
- MODERN STYLE KITCHEN & BATHROOM
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- ENCLOSED REAR COURTYARD GARDEN
- WALKING DISTANCE TO ASTBURY MERE & TOWN CENTRE
- EXCELLENT ROAD & RAIL COMMUTER LINKS

NO ONWARD CHAIN

SPACIOUS TWO BEDROOM HOME WITH GENEROUS RECEPTION ROOMS – CLOSE TO ASTBURY MERE & CONGLETON TOWN CENTRE ** LARGE RECEPTION ROOMS ** MODERN STYLE KITCHEN & BATHROOM ** TWO BEDROOMS ** PVCu DOUBLE GLAZING ** GAS CENTRAL HEATING ** ENCLOSED COURTYARD GARDEN ** WALKING DISTANCE OF ASTBURY MERE COUNTRY PARK ** CONVENIENT FOR CONGLETON TOWN CENTRE & RAILWAY STATION ** EASY ACCESS TO A34, RETAIL PARK & M6 MOTORWAY NETWORK

** Occupying a highly convenient position within easy reach of both Congleton town centre and the ever-popular Astbury Mere Country Park, this attractive two bedroom home offers surprisingly spacious accommodation and is ideally suited to first-time buyers, couples, investors or those looking to be close to the town's excellent amenities and transport connections.

Internally, the property is particularly well proportioned, with two generous reception rooms providing excellent living and entertaining space.

The accommodation comprises a spacious lounge, separate dining room and modern style fitted kitchen to the ground floor, whilst upstairs a small landing gives access to two bedrooms and a modern bathroom suite.



The property benefits further from PVCu double glazing and gas fired central heating, whilst externally there is a good size enclosed courtyard garden to the rear, providing a private and easily maintained outdoor space.

The location is a particular highlight. Astbury Mere Country Park is within comfortable walking distance and provides a superb setting for walking, running and enjoying the outdoors, together with water-based activities available from the shoreside outdoor pursuits centre. Congleton's bustling town centre is also conveniently close by, offering an excellent range of independent shops, cafés, restaurants and everyday amenities, whilst Congleton Retail Park and the A34 are readily accessible.

For commuters, the property is ideally placed for access to the wider North West motorway network via Junctions 17 and 18 of the M6. Congleton railway station is within walking distance and provides regular connections towards Manchester Piccadilly and London Euston, whilst Manchester Airport is also readily accessible. Nearby bus stops provide convenient services into the town centre and surrounding areas.

A spacious and well-positioned home combining generous accommodation with excellent access to countryside, town centre amenities and



transport links – early viewing is strongly recommended.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Timber panelled door with glazed fanned light to:

DINING ROOM 3.43m (11ft 3in) x 3.07m (10ft 1in) into alcove: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Cupboard housing gas meter. Television aerial point.

LIVING ROOM 3.4m (11ft 2in) x 3.07m (10ft 1in) into alcove: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Fitted pebble effect electric fire. Stairs to first floor with deep recessed store area beneath.

KITCHEN 3.3m (10ft 10in) x 1.52m (5ft 0in) : PVCu double glazed windows to rear and side aspects. Modern fitted hi-gloss laminate fronted eye level and base units having walnut effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4-ring halogen hob with stainless steel electric oven/grill below and matching extractor canopy over. 13 Amp power points. Space and plumbing for washing machine. Space for fridge. Single panel central heating radiator. Door to rear courtyard.

First floor :

LANDING : Airing cupboard housing Main gas combi boiler. Access to roof space.

BEDROOM 1 FRONT 3.43m (11ft 3in) x 3.1m (10ft 2in) into alcove: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 10' 11" x 4' 8" (3.32m x 1.42m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in wardrobe.



BATHROOM 6' 0" x 5' 6" (1.83m x 1.68m): PVCu double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with Triton electric shower over. White glazed tiles to splashbacks. Single panel central heating radiator.

Outside :

REAR : Walled garden with small lawned area. Right of way over No 48 to guinnel leading onto Astbury Street. Rear gate onto Ivy Gardens.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4EQ

