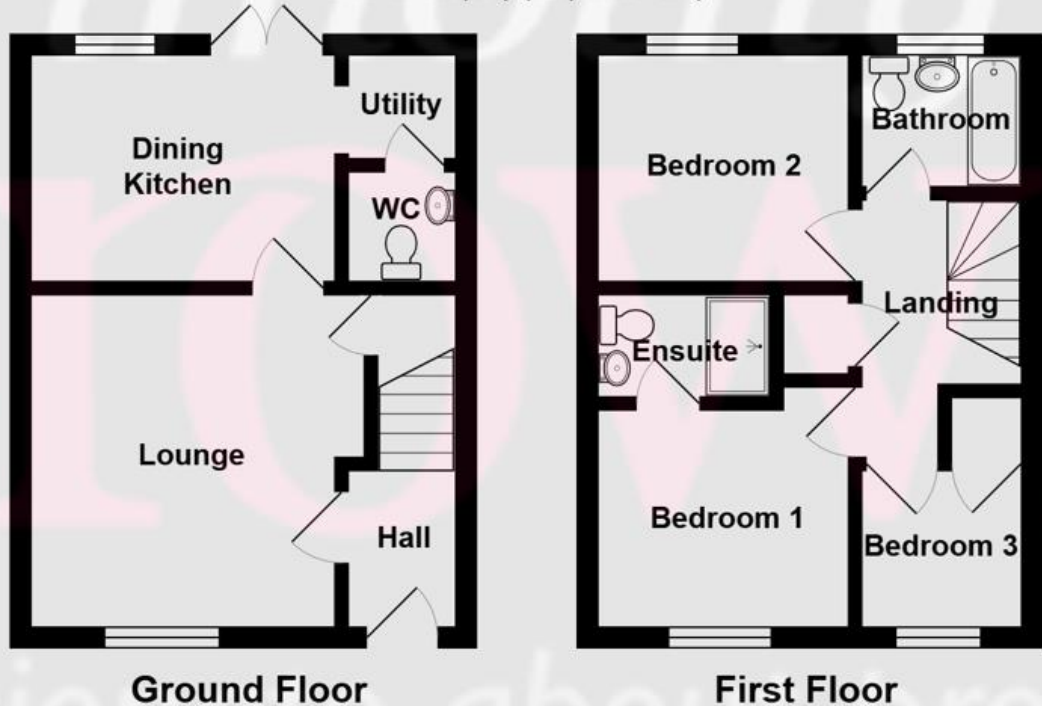




All contents, positioning & measurements are approximate and for display purposes only



Energy performance certificate (EPC)		
34 Kestrel Close CONGLETON CW12 3FA	Energy rating B	Valid until: 19 February 2027
		Certificate number: 0956-3800-7126-9123-4571
Property type	Semi-detached house	
Total floor area	84 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-standards-landlord-guidance).		
Energy rating and score		
This property's energy rating is B. It has the potential to be B.		
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.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

34 Kestrel Close,
Congleton, Cheshire CW12 3FA

Selling Price: £325,000

- SUPERB THREE-BEDROOM HOME ON A QUIET CUL-DE-SAC
- SPACIOUS DINING KITCHEN WITH SEPARATE UTILITY & GROUND FLOOR W.C.
- MASTER BEDROOM WITH MODERN UPDATED EN-SUITE PLUS UPDATED FAMILY BATHROOM
- QUALITY TIMBER GARDEN ROOM/OFFICE PROVIDING IDEAL WORK-FROM-HOME SPACE
- LARGER-THAN-AVERAGE PLOT WITH SUNNY REAR ASPECT
- DETACHED GARAGE TO THE SIDE OFFERING RARE ADDED VALUE
- WITHIN WALKING DISTANCE OF TOWN CENTRE & RAILWAY STATION
- RARE COMBINATION OF EXTRA SPACE, PRIME POSITION & UNIQUE GARDEN OFFICE



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

This superb three-bedroom home enjoys a prime position overlooking a peaceful green amenity area on a quiet cul-de-sac, with a noticeably larger plot than neighbouring properties, a sunny rear aspect, and the rare advantage of a detached garage to the side.

One of its standout features is the high-quality timber office and garden room set neatly in the rear corner of the garden, an ideal retreat for home working, hobbies, or simply escaping with a coffee.

The property is well presented throughout, with brick elevations, PVCu double glazing and gas-fired central heating beneath a tiled roof. Both the en-suite and family bathroom have been recently updated, adding a fresh, modern feel.

The ground floor offers a welcoming hall, a comfortable lounge, a spacious dining kitchen, a useful utility area and a W.C. Upstairs, the landing leads to the master bedroom with en-suite, two further bedrooms, and a contemporary family bathroom.

Perfectly placed for convenience, the home is within walking distance of the town centre and just a short stroll from the railway station,

ideal for commuters or those who enjoy having amenities close at hand.

Viewing is highly recommended to fully appreciate the space, setting and lifestyle this impressive home offers.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

HALL : Radiator. 13 Amp power points. Electric consumer unit. Door to garage. Stairs to first floor.

LOUNGE 14' 9" x 14' 6" (4.49m x 4.42m) : PVCu double glazed window. 13 Amp power points. Door to:

DINING KITCHEN 9' 11" x 13' 6" (3.02m x 4.11m) : Fitted with a range of grey eye level and base units with laminate preparation surfaces having stainless steel single drainer 1.5 bowl sink unit inset. Gas hob with oven below and extractor canopy above. Integrated fridge, freezer and dishwasher. Radiator. 13 Amp power points. Doorway to:

UTILITY AREA : Matching base units with the kitchen with laminate preparation surface with plumbing and space below for washing machine. 13 Amp power points. Door to:

W.C. : White suite comprising: Low level W.C. and pedestal wash hand basin. Tiled splashbacks with marble effect tiles behind the W.C.

First Floor :

LANDING : Access to roof space via retractable ladder, fully boarded with light. One single power point. Door to cupboard incorporating gas central heating boiler. Doors to principal rooms.

BEDROOM 1 10' 9" x 10' 3" (3.27m x 3.12m) plus door recess : PVCu double glazed window. Radiator. 13 Amp power points. Fully fitted bedroom suite comprising wardrobes and shelving either side of the bed with cupboards over, separate double wardrobe and matching chest of drawers.

EN-SUITE 7' 8" x 4' 2" (2.34m x 1.27m) : Recently refurbished. White suite comprising: Low level W.C., wash hand basin, and tiled shower enclosure with folding glass door. Chrome heated towel radiator. Partly tiled walls. Timber effect flooring. Shaver point.

BEDROOM 2 REAR 10' 6" x 9' 10" (3.20m x 2.99m) : PVCu double glazed window. Radiator. 13 Amp power points.

BEDROOM 3 FRONT 7' 4" x 6' 8" (2.23m x 2.03m) : PVCu double glazed window. Radiator. 13 Amp power points. Door to over-stairs cupboard.

BATHROOM 7' 0" x 5' 7" (2.13m x 1.70m) : Recently refurbished. Low voltage downlighters inset. PVCu double glazed opaque window. White suite comprising: Low level W.C., wash hand basin and panelled bath with shower and screen over. Partly tiled walls finished with marble-effect tiles. Radiator. Shaver point.

Outside :

SIDE : Gate and path to side of garage leading to rear door.

REAR : Fully enclosed by timber fencing having patio area and lawn. Outside tap. Benefitting from afternoon and evening sun. At the bottom of the garden is a quality timber office/gym or other use building:

TIMBER BUILDING 9' 4" x 9' 4" (2.84m x 2.84m) : PVCu double glazed window to side and double door access. Low voltage downlighters inset. Power and light. Wired for internet.

GARAGE 9' 0" x 16' 11" (2.74m x 5.15m) internal measurements : Brick and tile construction with up and over door. Composite pedestrian door to side of the garage. Power and light.

TENURE : Freehold (subject to solicitors's verification).

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

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3FA

