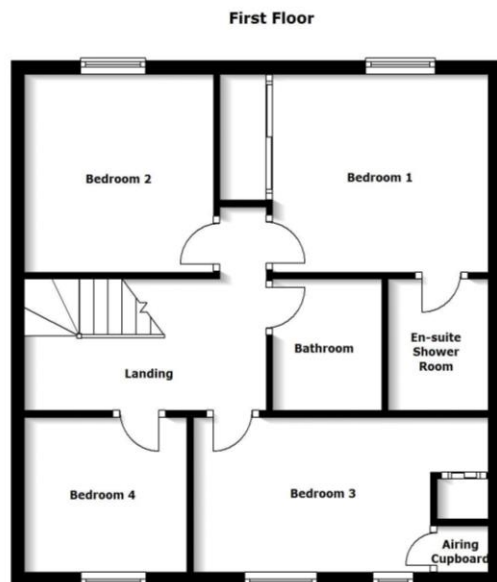
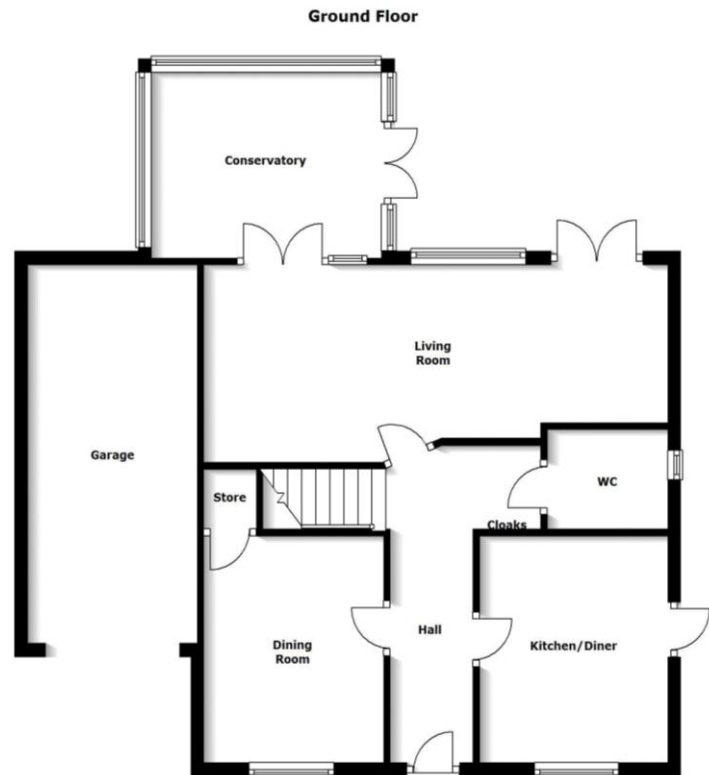




Energy performance certificate (EPC)			
51 Galloway Green CONGLETON CW12 1LY	Energy rating C	Valid until:	21 September 2032
		Certificate number:	6006-6593-6022-5224-3123

Property type	Detached house
Total floor area	108 square metres

Rules on letting this property

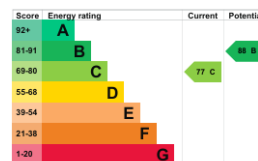
Properties can be let if they have an energy rating from A to E.

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 C. 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.

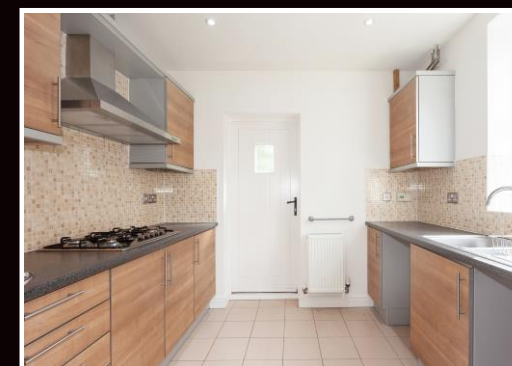
2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



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

Timothy a brown



- NEW PRICE – NO ONWARD CHAIN
- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT-AFTER LOWER HEATH LOCATION
- IMPRESSIVE 23FT DUAL-ASPECT LIVING ROOM
- SUPERB 23FT DUAL-ASPECT LIVING ROOM
- SUPERB ORANGERY-STYLE CONSERVATORY
- PRINCIPAL BEDROOM WITH EN-SUITE
- DRIVEWAY & ATTACHED GARAGE
- EXCELLENT VALUE FOR MONEY

51 Galloway Green,
Congleton, Cheshire CW12 1LY

Selling Price: £320,000

FOR SALE BY PRIVATE TREATY (Subject to contract)

NEW PRICE – NO ONWARD CHAIN – FOUR BEDROOM DETACHED WITH 23FT LIVING ROOM & ORANGERY

EXCELLENT VALUE FOR MONEY – GARAGE & DRIVEWAY – SOUGHT-AFTER LOWER HEATH LOCATION

Offering an impressive amount of space for the money, this attractive four-bedroom detached family home occupies a desirable position within the ever-popular Lower Heath area of Congleton and is offered for sale with **NO ONWARD CHAIN**.

Built in 2009 by highly regarded Seddon Homes, the property offers generous and versatile accommodation ideally suited to modern family life. With **four well-proportioned bedrooms, three reception areas, two bathrooms, a garage and private rear garden**, this is a home that provides considerably more than first impressions might suggest and is well worthy of an internal viewing.

Lower Heath remains a particularly popular choice for families and commuters, combining convenient access to Congleton town centre and local amenities with excellent road links towards Macclesfield, South Manchester and the M6 motorway, whilst countryside and well-regarded schools are also within easy reach.

The attractive brick and rendered exterior is complemented by a block-paved driveway providing off-road parking and access to the attached single garage.

Step inside and a welcoming entrance hall sets the tone for the accommodation, with a cloakroom/WC and separate formal dining room providing an ideal space for family meals, entertaining or potentially working from home.

The fitted kitchen offers an excellent range of units and integrated appliances, while the real heart of the home is the **superb 23ft 6in dual-aspect living room**. Generously proportioned and filled with natural light, it provides plenty of room for both relaxing and entertaining, with French doors opening directly onto the rear garden.

Further French doors lead into the impressive **orangery-style conservatory**, creating another wonderfully versatile reception space. Enjoyable throughout the year and overlooking the



garden, it is equally suited as a family room, entertaining space or simply somewhere to sit and unwind.

Upstairs are **four good-sized bedrooms**, providing the flexibility required by a growing family or anyone needing dedicated home-working space. The principal bedroom features fitted double wardrobes and its own contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the enclosed rear garden provides an attractive and private extension of the living space. Predominantly laid to lawn, there is ample room for children to play, pets to roam and for outdoor seating, barbecues and summer entertaining.

Further benefits include gas-fired central heating, PVCu double glazing and a security alarm.

With its **generous accommodation, excellent Lower Heath position and the significant advantage of no onward chain**, this is a superb opportunity for buyers seeking a substantial modern family home offering excellent value for money.

An internal viewing is strongly recommended to fully appreciate the space and versatility this home has to offer.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Weather porch front door to:

L SHAPED HALL : Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Central heating thermostat. Stairs to first floor. Karndean flooring. Doors to principal rooms.

CLOAKROOM 5' 4" x 4' 3" (1.62m x 1.29m) : Opaque PVCu double glazed window to side aspect. White suite comprising: low flush w.c., wash hand basin with tiled splashback. Single panel central heating radiator with thermostat. Extractor fan. Karndean flooring.

LIVING ROOM 23' 6" x 9' 7" (7.16m x 2.92m) : Two sets of French PVCu double glazed doors and separate PVCu double glazed window to rear aspect. Coving to ceiling. One single panel and



two double panel central heating radiators, each with thermostats. 13 Amp power points.

CONSERVATORY 11' 3" x 8' 10" (3.43m x 2.69m) : Brick built base with PVCu double glazing under a polycarbonate roof. 13 Amp power points. PVCu double glazed door to rear garden.

DINING ROOM 10' 9" x 9' 0" (3.27m x 2.74m) : PVCu double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator with thermostat. 13 Amp power points. Door to under stairs cupboard.

KITCHEN 9' 4" x 9' 4" (2.84m x 2.84m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern fitted kitchen units with timber effect laminated doors with chrome handles. Under unit lighting. Inset one and half bowl stainless steel single drainer sink unit with mixer tap. Granite effect roll edge surfaces. 5 ring Baumatic gas hob with canopy extractor over. Baumatic double split level oven. Space and plumbing for washing machine and dishwasher. Integrated Baumatic fridge and freezer. Cupboard housing Baxi gas boiler with programmer. 13 Amp power points. Double panel central heating radiator. Tiled to splashbacks. Tiled floor. Door to side.

First Floor :

L-SHAPED GALLERIED LANDING : Access to roof space. Single panel central heating radiator with thermostat. 13 Amp power points. Doors to principal rooms.

BEDROOM 1 REAR 13' 5" x 9' 10" (4.09m x 2.99m) to wardrobe : PVCu double glazed window to rear aspect. Single panel central heating radiator with thermostat. 13 Amp power points. Television aerial point. Door to en suite.

EN SUITE 7' 0" x 5' 0" (2.13m x 1.52m) : Opaque PVCu double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: Low level W.C with concealed cistern, vanity wash hand basin. and double sized shower enclosure with sliding glazed door housing a mains fed shower. Tiled to splashbacks. Shaver point. Wall hung centrally heated towel radiator with thermostat. Extractor fan. Karndean flooring.



BEDROOM 2 REAR 9' 10" x 9' 10" (2.99m x 2.99m) : PVCu double glazed window to rear aspect. Single panel central heating radiator with thermostat. 13 Amp power points.

BEDROOM 3 FRONT 12' 1" x 6' 11" (3.68m x 2.11m) : Two PVCu double glazed windows to front aspect. Single panel central heating radiator with thermostat. 13 Amp power points. Door to airing cupboard with 'Megaflo' pressurised hot water cylinder.

BEDROOM 4 FRONT 8' 8" x 7' 7" (2.64m x 2.31m) : PVCu double glazed window to front aspect. Single panel central heating radiator with thermostat. 13 Amp power points.

BATHROOM 7' 2" x 5' 8" (2.18m x 1.73m) : Low voltage downlighters inset. White suite comprising: Low level W.C. with concealed cistern with vanity wash hand basin with cupboard below. Panelled bath with mixer shower tap. Single panel central heating radiator with thermostat. Extractor fan. Partly tiled walls. Karndean flooring.

Outside :

FRONT : Enclosed by low level wall and wrought iron railings having path to front door and side. Lawn with shrub borders. Private driveway parking.

GARAGE 19' 0" x 9' 0" (5.79m x 2.74m) internal measurements : Up and over door. Power and light. Rear door access.

REAR : Mainly laid to lawn, enclosed by timber fence panels and brick wall to right hand boundary with conifer hedge screen.

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

TENURE : Leasehold. 999 year lease from 2009. Ground rent: £435.71 per annum.

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

TAX BAND: D LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1LY

