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**25 The Parklands**  
 Congleton, Cheshire CW12 3DS

**Selling Price: £369,000**

- SUBSTANTIALLY LARGER THREE BEDROOM DETACHED HOME
- LOUNGE, SEPARATE DINING ROOM AND CONSERVATORY
- BREAKFAST KITCHEN WITH LARGE UTILITY ROOM
- WALKING DISTANCE TO CONGLETON TRAIN STATION
- FRONT BEDROOM WITH CHANGING ROOM (POTENTIAL TO CREATE AN ENSUITE)
- DOUBLE DRIVEWAY AND ATTRACTIVE REAR GARDEN
- QUIET CUL DE SAC SETTING IN SOUGHT AFTER AREA
- WALKING DISTANCE TO CONGLETON TRAIN STATION & SHOPS AT HIGHTOWN

**Spacious Three-Bedroom Detached Home in Well Regarded area of Congleton.**

**A much larger three-bedroom detached home than many modern new builds.** Set within a **quiet cul-de-sac** close to Mossley, this is an ideal family home with generous living space and excellent transport links.

**Key Features** - Substantial detached property with **excellent room sizes. Potential to reconfigure** changing room into an ensuite layout. Quiet cul-de-sac position. Walking distance to **Congleton Train Station**. Close to **Mossley C of E School** and Hightown shops.

**Accommodation** - Open porch leading to composite front door. Entrance hall with stairs. Ground floor **WC and cloakroom**. Lounge with double doors to **separate dining room. Conservatory** overlooking the rear garden. Breakfast kitchen. Large utility room with access to garage.

First Floor - Spacious landing giving access to three well-proportioned bedrooms. The front bedroom with **separate changing room** and attractive **four-piece family bathroom**.

**Outside** - Front: Open-plan lawn with double-width **block-paved driveway** Rear: **Pleasant garden with patio**. Lawned area. Mature planted borders. Garden shed

**Location** - Mossley, Congleton Sought-after residential area bordering open countryside. Easy access to: Macclesfield Canal, Biddulph Valley Way, Congleton Edge. Nearby golf courses and traditional public houses. Walking distance to **Hightown shops and public houses and train station**. Congleton town centre is also a short distance away.

**Congleton Lifestyle** - Independent shops, regular markets and craft fairs. Daneside Theatre & Jazz and Blues Festival. Astbury Mere Country Park. Wide choice of **restaurants and bars**. Retail park including Tesco, M&S Simply Food and Boots. Excellent local healthcare and essential services

**Transport & Connectivity** - Immediate access to A34 and Congleton Link Road. **10 minutes to M6 Junction 17. Manchester Airport** approx. 18 miles. Crewe rail hub under 12 miles. **Congleton station** approx. 250 metres - Direct services to Manchester and connections to Stoke-on-Trent and beyond.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**OPEN PORCH** : Composite front door to:

**HALL** : Coving. Dado rail. Radiator. Wood effect flooring. Stairs. Doors to lounge, kitchen and cloakroom.

**LOUNGE** 18' 6" x 11' 9" (5.63m x 3.58m) into bay: PVCu double glazed bay window. Coving to ceiling. Fireplace. Radiator. Double doors to dining room.

**DINING ROOM** 12' 4" x 9' 10" (3.76m x 2.99m): Coving to ceiling. Radiator. Wood effect flooring. Double doors to Conservatory.

**CONSERVATORY** 9' 1" x 8' 6" (2.77m x 2.59m): 13 Amp power points. Tiled floor. Double doors to rear patio and garden.

**BREAKFAST KITCHEN** 8' 10" x 12' 4" (2.683m x 3.75m): PVCu double glazed window. Matching range of cream coloured eye and base units with wood effect laminated surfaces. Inset sink with drainer and mixer tap. Space for Range cooker with extractor over. Tiled to splashbacks. Radiator. Timber effect floor. Door to Utility.

**UTILITY ROOM** 8' 0" x 8' 8" (2.44m x 2.64m): PVCu double glazed door and window to outside. Base unit with space below for dryer and washing machine. Gas central heating boiler. Large space for American style fridge freezer. Tiled floor. Door to Garage.

**GARAGE** 9' 0" x 14' 2" (2.74m x 4.31m) overall: The garage has been split to provide a store for bike, lawnmower etc and work area. Up and over door. Power and light. The sub-dividers are of light weight none structural boarding and can be easily removed if required. Sub-dividing room 1: 9'0" x 7'10" (front section with up and over door) Sub-dividing room 2: 9'0" x 6'0" (rear section with door to Utility)

First Floor :

**LANDING** 10' 2" x 5' 1" (3.10m x 1.55m): PVCu double glazed window. Access to roof space. Dado rail.

**BEDROOM 1 FRONT** 12' 0" x 9' 10" (3.65m x 2.99m): PVCu double glazed window. Radiator. Door to walk-in changing room.

**CHANGING ROOM** 9' 10" x 7' 0" (2.99m x 2.13m) maximum: PVCu double glazed window. Hanging rails and shelving. Door to airing cupboard with lagged cylinder and linen shelves.

**BEDROOM 2 REAR** 12' 0" x 9' 0" (3.65m x 2.74m) plus door recess: PVCu double glazed window to rear aspect. Radiator.

**BEDROOM 3 REAR** 11' 0" x 7' 0" (3.35m x 2.13m): PVCu double glazed window to rear aspect. Radiator.

**BATHROOM** 8' 7" x 7' 2" (2.61m x 2.18m): PVCu double glazed opaque window to side aspect. Attractive room having white suite comprising of low level W.C., pedestal wash hand basin, panelled bath and tiled separate shower enclosure. Radiator. Tiled floor. Electric shaving point. Tongue and groove boarding up to dado rail.

**OUTSIDE :**

**FRONT** : Open plan lawn with block brick driveway terminating at the garage.

**SIDE** : Path to rear.

**REAR** : Large sized garden compared to newly built properties being fully enclosed with stone flagged patio leading onto the lawn with yellow riverstone borders. Towards the bottom of the garden there is a shed.

**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**: D

**DIRECTIONS**: SATNAV: CW12 3DS

