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2 Galbraith Close
Congleton, Cheshire CW12 4WG

Selling Price: £325,000

- DECEPTIVELY SPACIOUS THREE-STOREY HOME
- FLEXIBLE AND VERSATILE ACCOMMODATION
- QUALITY FITTED KITCHEN AND GARDEN ROOM
- THREE BEDROOMS AND TWO BATHROOMS
- HOME OFFICE AND GOLF DRIVING RANGE
- LARGE DRIVEWAY AND EXTENSIVE PARKING
- SUNNY REAR GARDEN WITH PATIO
- QUIET CUL-DE-SAC LOCATION CLOSE TO ASTBURY MERE AND TOWN CENTRE

"Don't judge a book by its cover" – this deceptively spacious home offers far more accommodation than first impressions suggest.

Beautifully presented throughout, the property provides flexible and versatile living space arranged over three floors.

The accommodation currently comprises an entrance porch, spacious lounge and utility room to the ground floor.

The first floor features a quality fitted kitchen opening into a light-filled garden room with double sliding doors leading onto the rear patio and garden, together with a modern shower room and a well-proportioned bedroom.

The second floor offers two further bedrooms, including a principal bedroom benefiting from a stylish en-suite bathroom.

The property also enjoys gas-fired central heating and PVCu double glazing throughout.

Occupying a desirable position within a quiet cul-de-sac, the property is conveniently located within walking distance of Astbury Mere Country Park and Congleton town centre.

Externally, the front of the property boasts a pleasant lawned garden and a substantial driveway providing off-road parking for several vehicles, leading to a large brick-built garage. The



garage has been thoughtfully converted internally to provide a home office and golf driving range.

Gated side access and steps lead to the attractive rear garden, which enjoys a sunny aspect and features a generous patio area ideal for outdoor dining and entertaining, alongside a lawned garden.

This is undoubtedly one of the finest plots within the development, occupying a sought-after end-mews position.

An internal viewing is highly recommended to fully appreciate the size, flexibility and quality of accommodation on offer.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite front door to:

INTERNAL PORCH : PVCu double glazed opaque door to:

LOUNGE 15' 9" x 14' 3" (4.80m x 4.34m): PVCu double glazed box bay window. Reproduction cast iron gas fire. Radiator. Door to cylinder cupboard. Door to utility room,

UTILITY ROOM 7' 6" x 8' 2" (2.28m x 2.49m): PVCu double glazed window. Fitted with a range of units with inset single drainer stainless steel sink with mixer tap. Plumbing and space for washing machine and dryer. Tiled floor with under floor heating. Low voltage ceiling light.

First Floor :

LANDING : Radiator. Doors to principle rooms. Stairs to second floor.



FAMILY SHOWER ROOM 7' 0" x 6' 0" (2.13m x 1.83m): PVCu double glazed opaque window to side aspect. Modern white suite comprising: W.C., wash hand basin fitted in unit with drawers and cupboards and double sized shower enclosure. Towel rail/radiator. Fully tiled walls and floor.

KITCHEN DINER 12' 9" x 13' 8" (3.88m x 4.16m): PVCu double glazed window to side and windows and doors overlooking the conservatory. Quality oak style kitchen with granite working surfaces. Two inset single drainer stainless steel sinks with mixer taps. Space for slot-in Range cooker with canopy extractor over. Under unit lighting. Tiled to splashbacks. Wall mounted central heating boiler. Radiator.

GARDEN ROOM 9' 8" x 12' 4" (2.94m x 3.76m): Tiled roof with velux roof lights. PVCu double glazed sliding patio door to rear garden. Radiator.

HALF LANDING : Door to bedroom 1.

BEDROOM 1 FRONT 15' 10" x 11' 1" (4.82m x 3.38m): Two PVCu double glazed windows to front aspect. Radiator with cover.

Second Floor :

LANDING : Doors to bedrooms 2 and 3.

BEDROOM 2 REAR 10' 6" x 9' 1" (3.20m x 2.77m) plus wardrobe space: PVCu double glazed window to rear aspect. Double fitted wardrobes. Radiator. Door to ensuite.

ENSUITE 6' 11" x 6' 2" (2.11m x 1.88m): PVCu double glazed opaque window. Modern white suite comprising W.C. and wash hand basin fitted in vanity unit with cupboards and panelled bath with mixer shower tap. Chrome heated towel rail/radiator. Fully tiled walls and floor.

BEDROOM 3 FRONT 12' 5" x 11' 3" (3.78m x 3.43m) maximum: PVCu double glazed window to side aspect. Two velux roof lights. Access to roofspace. Plinth for bed mattress. Two fitted cupboards.



Outside :

FRONT : Open plan lawn garden with path to front and flagged area. Hardcore driveway providing off road parking for a number of cars terminating at the garage.

REAR : 'L' shaped patio with steps up to the enclosed lawned garden and having a sunny aspect. Gate with steps leading down to further patio flagged area allowing access to the detached garage.

GARAGE 16' 7" x 12' 0" (5.05m x 3.65m): Double sized garage with rear window and door. Power and light. Presently fitted out as an office and golf practice range.

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 4WG

