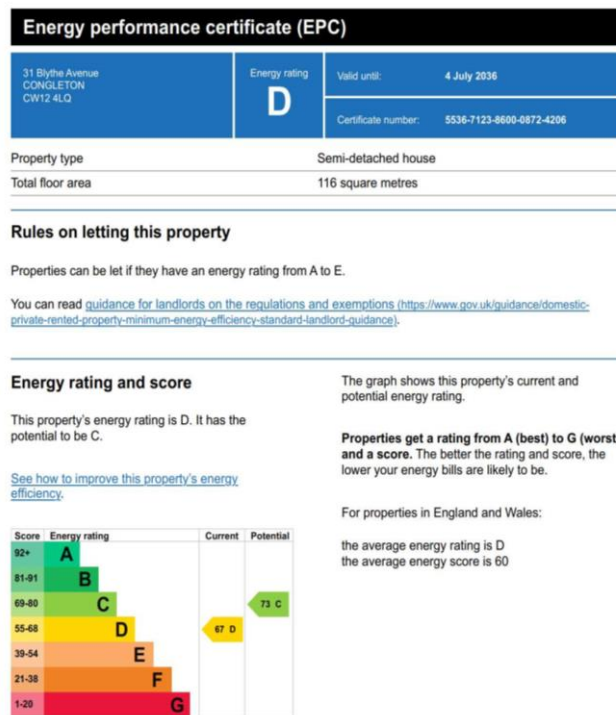


Timothy a brown



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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31 Blythe Avenue,
Congleton, Cheshire CW12 4LQ

Selling Price: £325,000

- EXTENDED FAMILY HOME WITH GENUINE WOW FACTOR IN SOUGHT-AFTER WEST HEATH
- BESPOKE SOLID PINE KITCHEN/DINER WITH ACCESS TO GARDEN ROOM
- THREE BEDROOMS WITH FITTED FURNITURE & TWO BATH/SOWER ROOMS
- DEDICATED DRESSING ROOM & STAIRS TO USEFUL ATTIC AREA
- FRONT & REAR EXTENSIONS PROVIDING EXCELLENT ADDITIONAL SPACE
- SUNNY REAR GARDEN WITH BLOCK-PAVED SEATING AREA & LAWN
- BRICK-BUILT UTILITY ROOM IDEAL FOR CONVERSION TO HOME OFFICE
- RARE TO MARKET AFTER 36 YEARS - NO ONWARD CHAIN



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
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NO ONWARD CHAIN

This extended home delivers genuine ‘WOW Factor’, set in the ever popular West Heath area of Congleton, with a rear garden backing onto a primary school playing field and situated within walking distance to the West Heath Shopping Centre, close to the excellent local schools and allowing easy access to all major routes including the M6 at Sandbach.

A rare opportunity — this is the first time the property has been offered for sale in 36 years. The improvements have been carried out to an exceptional standard by the owner, a skilled tradesman, resulting in a beautifully maintained home ready for its next custodian.

The property features timeless brick and bay window styling, PVCu double glazing and gas fired central heating. A single storey front extension enhances the hall and lounge, while a two storey rear extension and a useful attic area add valuable space.

Step inside and the accommodation comprises: Hall, Lounge, and a fitted, bespoke solid pine Kitchen/Diner with access to a traditionally constructed Garden Room. The first floor offers Three Bedrooms with fitted furniture; Bedroom Three benefits from a dedicated Dressing Room with stairs rising to the attic area. Completing the layout is a family Bathroom and an additional Shower Room.

Outside, double gates open to off road parking, with a further gate and pathway leading to the rear. The sunny rear garden includes a block paved seating area,



lawn, and pathway to a high quality brick built utility room — ideal for conversion into a home office, already equipped with power, lighting and PVCu double glazed windows

Viewing is essential to appreciate the scale and quality of this home, offering 126.6 SQM (1362.71 SQ FT) of accommodation — comparable to a modern four bedroom detached house.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Hardwood double glazed door to:

HALL : Radiator. Stairs to first floor. Door to:

LOUNGE 16' 8" x 13' 2" (5.08m x 4.01m): PVCu double glazed bay window. Picture rail. Fireplace. Radiator, Door to understairs cupboard.

KITCHEN DINER 16' 4" x 7' 10" (4.97m x 2.39m): Quality pine fitted eye level and base units having stainless steel single drainer 1.5 bowl sink unit with mixer tap. Space and plumbing for washing machine. Gas hob with oven below and extractor canopy above. Feature radiator. Hardwood stable door to outside. Timber floor.

GARDEN ROOM 14' 5" x 8' 9" (4.39m x 2.66m): Traditionally constructed with PVCu double glazing and PVCu double glazed French doors to block brick seating area. Radiator. Oak effect laminate flooring.

First Floor : Half landing with split stairs to bedrooms, bathroom and shower room with corridor having Velux roof light leading to Bedroom 2.

BEDROOM 1 FRONT 12' 5" x 8' 10" (3.78m x 2.69m) max plus wardrobe space: PVCu double glazed window. Radiator. Full length fitted pine wardrobes plus separate wardrobe with drawers over stairs. Fitted dressing table with drawers.

BEDROOM 2 REAR 11' 5" x 8' 9" (3.48m x 2.66m) max: PVCu double glazed window. White hi-gloss fitted wardrobes and chest of drawers.



SHOWER ROOM 6' 8" x 3' 10" (2.03m x 1.17m): Velux roof light. White suite comprising: Low level W.C., pedestal wash hand basin and corner shower enclosure with glass sliding door. Chrome heated towel radiator. Half tiled walls. Laminate flooring.

BEDROOM 3 REAR 8' 9" x 7' 9" (2.66m x 2.36m): PVCu double glazed window. Radiator.

DRESSING ROOM 10' 1" x 6' 6" (3.07m x 1.98m): White hi-gloss fitted wardrobes and chest of drawers. Stairs to:

ATTIC/STORAGE SPACE 10' 1" x 10' 1" (3.07m x 3.07m): PVCu double glazed window. Power and light.

BATHROOM 7' 4" x 7' 1" (2.23m x 2.16m): White suite comprising: Low level W.C., pedestal wash hand basin, panelled bath with shower and glass screen over. Heated towel radiator. Half tiled walls. Laminate floor. Mirror fronted medicine/shaving cabinet with built in lighting.

Outside :

FRONT : Double gates to brick block off road parking area extending down to side gate and through covered passage way leading to the rear.

REAR : Sunny aspect lawn garden with borders, enclosed by timber fence panels with block brick seating area and backs onto primary school playing field. Path down to:

UTILITY ROOM 12' 6" x 8' 5" (3.81m x 2.56m): Brick and tile construction. Power and light. Fitted with base and eye level units with space for appliances. This room could easily be converted to home office if required.

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

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 4LQ

