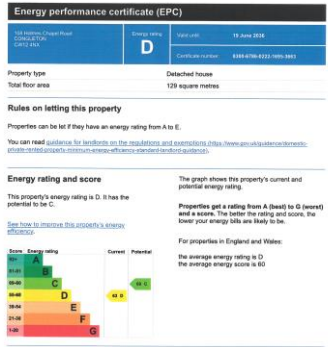
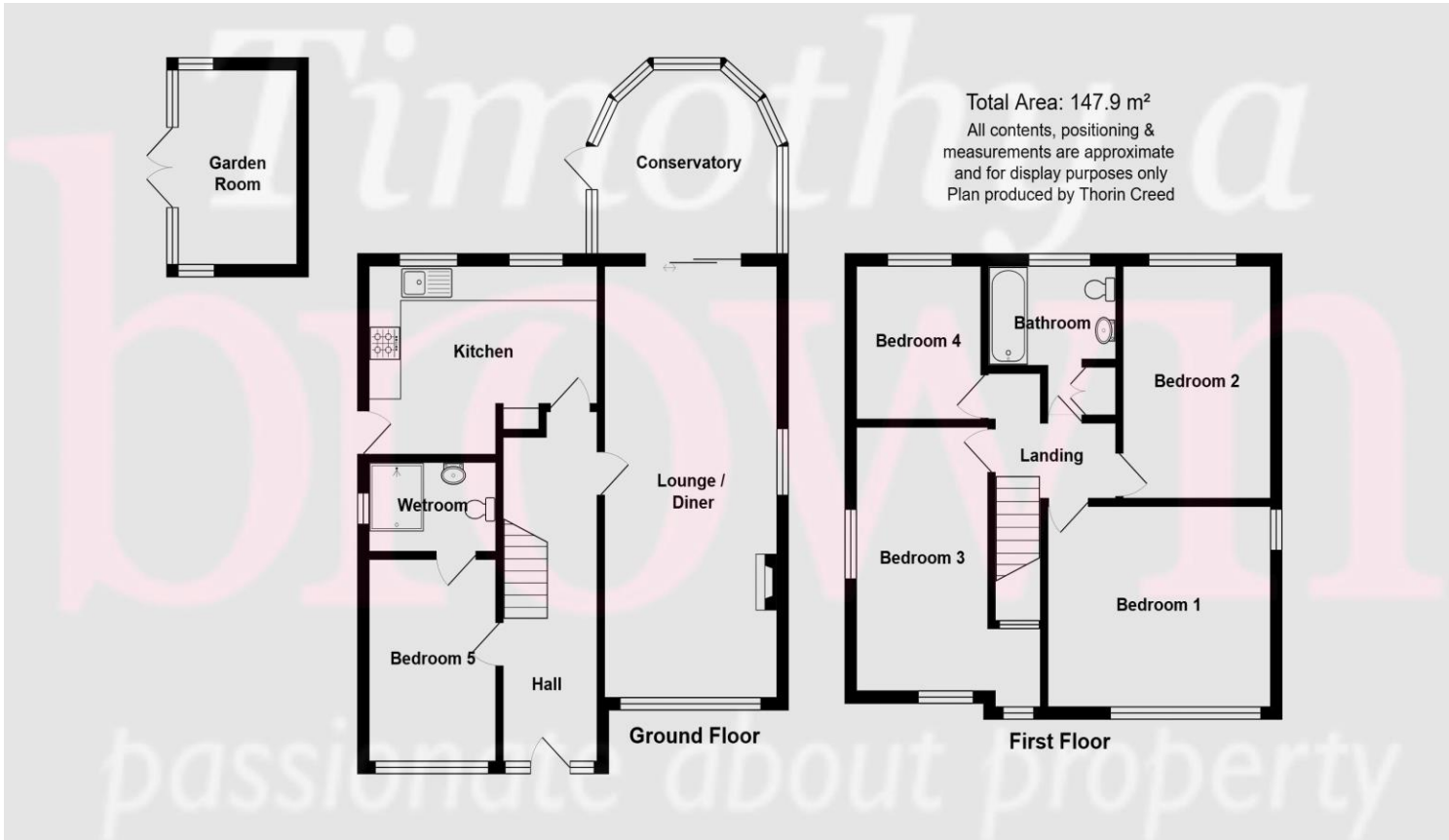




Disclaimer

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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Timothy a brown



108 Holmes Chapel Road,
Congleton, Cheshire CW12 4NX

Selling Price: £440,000

- SPACIOUS DETACHED FAMILY HOME
- FIVE BEDROOMS INCLUDING GROUND FLOOR GUEST SUITE
- GROUND FLOOR WET ROOM AND FIRST FLOOR FAMILY BATHROOM
- LARGE LOUNGE THROUGH DINING ROOM
- CONSERVATORY OVERLOOKING THE GARDENS
- CONTEMPORARY BREAKFAST KITCHEN WITH BOSCH APPLIANCES
- PURPOSE-BUILT INSULATED GARDEN OFFICE/GYM WITH AIR CONDITIONING
- EXTENSIVE DRIVEWAY PARKING AND ATTRACTIVE LANDSCAPED GARDENS
- SOUGHT-AFTER WEST HEATH LOCATION
- WALKING DISTANCE TO EXCELLENT SCHOOLS AND LOCAL AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

Spacious Five Bedroom Detached Family Home with Garden Office/Gym.

Occupying a generous plot within the highly sought-after West Heath district of Congleton, this superb five-bedroom detached residence offers versatile and spacious accommodation extending to over 2,000 sq ft, complemented by extensive parking, established gardens and a fully insulated garden office/gym.

Perfectly suited to modern family living, the property enjoys a flexible layout with a ground floor bedroom and adjoining wet room, making it ideal for multi-generational occupation, dependent relatives, guest accommodation or those requiring accessible living arrangements.

The welcoming reception hall leads to a spacious lounge through dining room featuring exposed pine floorboards, a charming cast iron fireplace and patio doors opening into a conservatory overlooking the rear gardens. The well-appointed breakfast kitchen has been thoughtfully fitted with an extensive range of contemporary sage green shaker-style units complemented by quality Bosch appliances and attractive oak-effect work surfaces.

To the first floor are four further well-proportioned bedrooms, including three generous doubles, all served by a modern family bathroom fitted with a stylish white suite and mains-fed shower.

Externally, the property continues to impress. An expansive Indian stone driveway provides off-road parking for several vehicles, whilst wide side access areas offer excellent storage potential. To the rear, a substantial block-paved terrace creates the perfect entertaining space, beyond which are attractive



lawned gardens, mature hedgerow boundaries and a secluded patio seating area.

A particular feature is the purpose-built garden office/gym, professionally insulated and equipped with power, lighting, air conditioning and double glazed French doors, creating an ideal home workspace, fitness studio, hobby room or treatment room.

Situated in one of Congleton's most desirable residential locations, the property is within walking distance of highly regarded schools including The Quinta Primary School, Black Firs Primary School and Congleton High School. West Heath Shopping Centre is nearby for everyday amenities, whilst excellent transport links provide convenient access to the M6 motorway network, Manchester Airport and surrounding commercial centres.

This is a rare opportunity to acquire a substantial and highly versatile family home in a prime residential location, offering the perfect balance of space, practicality and lifestyle appeal.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door with matching side panels.

HALL 21' 6" x 6' 0" (6.55m x 1.83m) : Single panel central heating radiator. 13 Amp power points. Open plan stairs to first floor.

BEDROOM 5 11' 8" x 8' 0" (3.55m x 2.44m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

EN-SUITE WETROOM 8' 0" x 5' 0" (2.44m x 1.52m) : Low voltage downlighters inset. PVCu double glazed window to side aspect. White suite comprising: Low level W.C. with concealed cistern



and wall hung wash hand basin. Mains fed shower. Chrome centrally heated towel radiator. Fully tiled walls.

LOUNGE THROUGH DINING ROOM 25' 3" x 11' 0" (7.69m x 3.35m) : PVCu double glazed window to front aspect. Coving to ceiling. Polished cast iron fireplace with quarry tiled hearth and pine fire surround. Double and single panel central heating radiators. 13 Amp power points. Exposed pine floorboards. PVCu double glazed sliding patio doors to:

CONSERVATORY 11' 5" x 10' 9" (3.48m x 3.27m) : PVCu double glazed panels with triple polycarbonate roof over. Single panel central heating radiator. 13 Amp power points. Door opening to rear garden.

BREAKFAST KITCHEN 14' 8" x 11' 0" (4.47m x 3.35m) : Two PVCu double glazed windows to rear aspect and PVCu double glazed window to side aspect. Feature tongue and groove panelling to one wall. Extensive range of modern shaker style eye level and base units in sage green with light oak effect preparation surface over with composite 1.5 bowl sink unit inset. Built in Bosch 4-ring gas hob with stainless steel canopy extractor hood over and Bosch electric fan assisted oven/grill below. Space and plumbing for washing machine. Space for fridge freezer. Double panel central heating radiator. Oak effect flooring. PVCu double glazed door to side.

First Floor :

LANDING : Access to roof space housing the Main Combi 30 Eco gas central heating boiler.

BEDROOM 1 FRONT 14' 3" x 11' 8" (4.34m x 3.55m) : PVCu double glazed windows to dual aspects. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 15' 3" x 8' 3" (4.64m x 2.51m) extending to 11' 8" (3.55m) : PVCu double glazed windows to dual aspects. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 13' 5" x 9' 4" (4.09m x 2.84m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.



BEDROOM 4 REAR 9' 0" x 8' 0" (2.74m x 2.44m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 8" x 8' 1" (2.64m x 2.46m) max : PVCu double glazed window to rear aspect. White suite comprising: Low level W.C. with concealed cistern and wash hand basin set in vanity unit with cupboard below. Panelled bath with mains fed shower over and glass screen. Chrome centrally heated towel radiator. Tiled to splashbacks. Linen cupboard.

Outside :

FRONT : Expansive front driveway laid with Indian stone paving providing parking for 4 cars. Lawned gardens and borders.

SIDE : To one side is an wide amenity area with space for shed and storage and gated access to the front. The other side is also wide with access to the front.

REAR : Extending to the rear of the property is a wide block paved terrace seating area beyond which are extensive lawned gardens and corner patio seating area, all encompassed with mature boundary hedgerow.

PURPOSE BUILT GARDEN OFFICE/GYM 11' 4" x 11' 3" (3.45m x 3.43m) : Timber clad externally. Insulated. PVCu double glazed windows. Air conditioning unit. Power and light. PVCu double glazed French doors to garden.

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

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

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

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4NX

