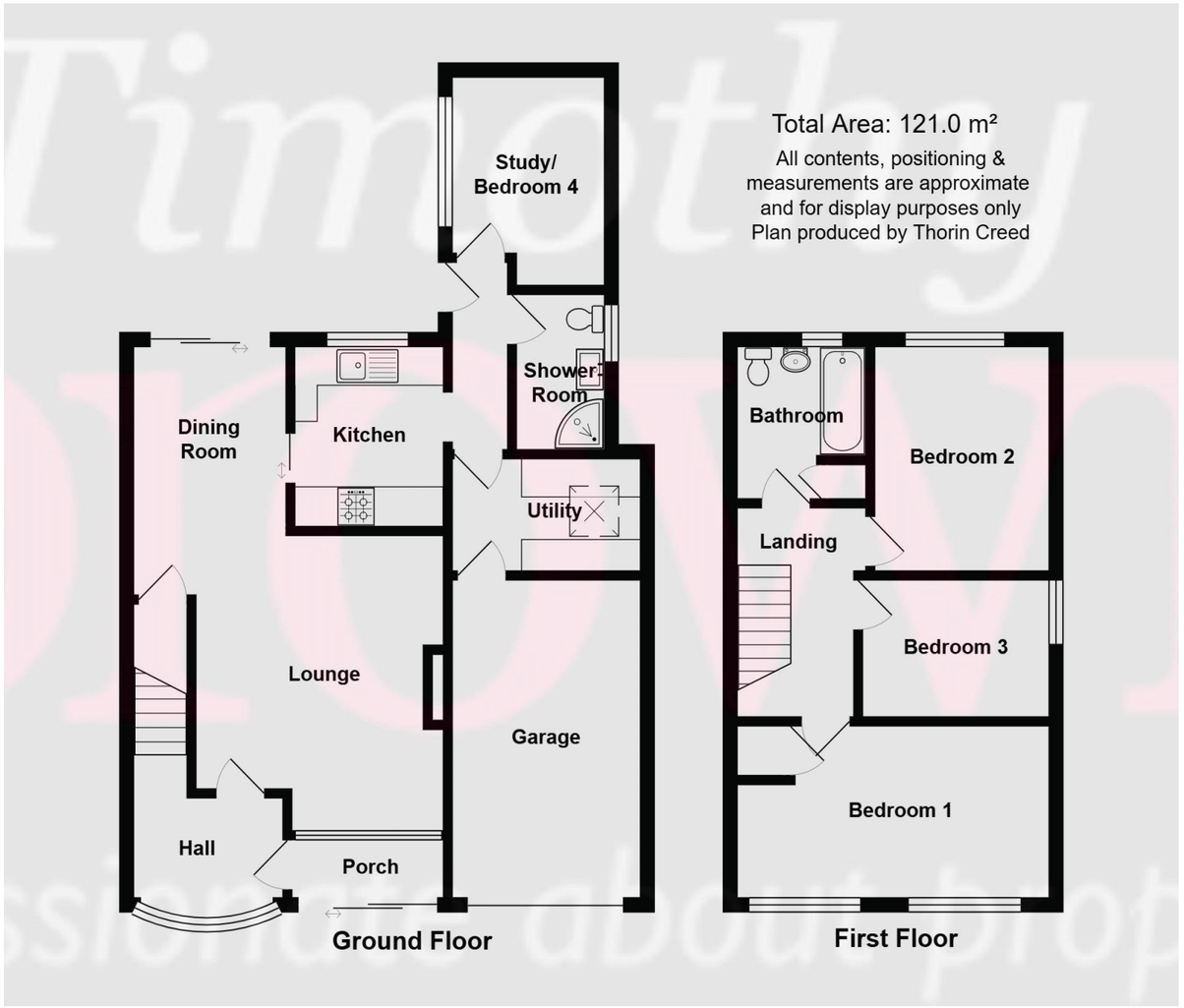
Timothy a brown



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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20 Surrey Drive,

Congleton, Cheshire CW12 1NU

Selling Price: £260,000

- EXTENDED SEMI-DETACHED HOME OFFERING VERSATILE LIVING
- LOUNGE, DINING ROOM & ADDITIONAL RECEPTION/BEDROOM
- KITCHEN, UTILITY ROOM & GROUND FLOOR SHOWER ROOM FOR ADDED PRACTICALITY
- THREE FIRST-FLOOR BEDROOMS PLUS FAMILY BATHROOM
- WIDE SINGLE GARAGE WITH DIRECT ACCESS FROM THE HOUSE
- POPULAR LOWER HEATH LOCATION CLOSE TO SCHOOLS AND AMENITIES
- EXCELLENT ROAD LINKS TO MACCLESFIELD, A34 AND CONGLETON TOWN CENTRE
- NO ONWARD CHAIN & GREAT POTENTIAL FOR VALUE-ADDING UPDATES

A SPACIOUS, EXTENDED SEMI IN SOUGHT-AFTER LOWER HEATH — FLEXIBLE LAYOUT, GREAT POTENTIAL, NO ONWARD CHAIN

This extended semi-detached home offers **superb versatility**, with the option of a **ground-floor fourth bedroom** or an additional reception room — ideal for multi-generational living, home working or simply spreading out. The property would benefit from some internal updating, but everything is well within the scope of a capable DIY enthusiast, making it a brilliant opportunity to add value and tailor the space to your taste.

Inside, the accommodation includes: Porch, Hall, Lounge, Dining Room, Kitchen, rear Lobby, Bedroom 4/Reception Room, Shower Room and Utility Room with direct access to the **wide single Garage**. Upstairs, the landing leads to **three good bedrooms** and a Family Bathroom.

Positioned in the ever-popular **Lower Heath** area of Congleton, you'll have schools for all ages close by, excellent road links to Macclesfield and Manchester via the A34, and easy access to Congleton Town Centre and the Retail Park. Westlow Mere and beautiful surrounding countryside walks are also just moments away — a real lifestyle bonus.

With **no onward chain**, this is a home that's ready for its next chapter. **Early viewing is strongly advised — properties with this flexibility and location don't hang around.**

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Sliding PVCu double glazed door to:

PORCH 8' 0'' x 3' 6'' (2.44m x 1.07m): Quarry tiled floor. Door to:

HALL : PVCu double glazed bay window. Dado rail. Radiator. Stairs to first floor. Door to:

LOUNGE 15' 0'' x 12' 9'' (4.57m x 3.88m): Coving to ceiling. Feature fireplace. Radiator. Fitted cupboard.

DINING ROOM 7' 11'' x 9' 5'' (2.41m x 2.87m): Aluminium framed double glazed patio window to rear. Door to understairs cupboard. Door to:

KITCHEN 8' 10'' x 7' 6'' (2.69m x 2.28m): PVCu double glazed window. Oak style fitted kitchen with tile splashbacks. 1.5 bowl sink unit inset with mixer tap. Gas hob with extractor over. Split level double oven. Concealed central heating boiler. Tile floor. Archway to:

LOBBY : Doors to other rooms and PVCu double glazed door to outside rear.

RECEPTION ROOM/BEDROOM 4 8' 0'' x 10' 7'' (2.44m x 3.22m) max: PVCu double glazed window. Radiator.

SHOWER ROOM : White suite comprising: Low level W.C., wash hand basin in stand and corner shower enclosure. Partly tiled walls. Radiator. Tiled floor.

UTILITY ROOM 9' 9'' x 5' 6'' (2.97m x 1.68m): Sky light. Fitted laminated worktops with space and plumbing below for washing machine, dishwasher and tumble dryer. Tiled floor. Door to garage.

First Floor :

LANDING : Pull down ladder to boarded roof space. Doors to all rooms.

BEDROOM 1 FRONT 16' 0'' x 8' 9'' (4.87m x 2.66m): Two PVCu double glazed window. Radiator. Fitted cupboard/wardrobe.

BEDROOM 2 REAR 11' 5'' x 9' 1'' (3.48m x 2.77m): PVCu double glazed window. Radiator.

BEDROOM 3 SIDE 7' 0'' x 9' 8'' (2.13m x 2.94m): PVCu double glazed window. Radiator.

BATHROOM : PVCu double glazed opaque window. Whisper grey suite comprising: Low level W.C., pedestal wash hand basin, and panelled bath with hand grips and shower over. Fully tiled walls and floor. Radiator.

Outside :

FRONT : Tarmac driveway terminating at the garage. Garden laid to slate chipping with low level trees, shrubs and evergreens.

REAR : Enclosed by timber fence panels having patio leading onto lawn with shaped borders.

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.

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 1NU

Energy performance certificate (EPC)

20 Surrey Drive CONGLETON CW12 1NU	Energy rating **D**	Valid until:	12 June 2036
		Certificate number:	0380-2989-7660-2496-0305

Property type	Semi-detached house
Total floor area	99 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).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.







