

# Timothy a brown



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 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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www.timothyabrown.co.uk

**17 Grosvenor Road**  
 Congleton, Cheshire CW12 4PG

**Selling Price: £275,000**

- SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- HIGHLY SOUGHT-AFTER WEST HEATH RESIDENTIAL LOCATION
- GENEROUS ENCLOSED REAR GARDEN APPROXIMATELY 50FT IN LENGTH
- EXCELLENT POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENT)
- SEPARATE SITTING ROOM, DINING ROOM AND FITTED KITCHEN
- PRIVATE DRIVEWAY PARKING FOR TWO CARS PLUS SINGLE GARAGE
- WALKING DISTANCE TO POPULAR SCHOOLS AND LOCAL AMENITIES
- CONVENIENT ACCESS TO THE M6, CONGLETON TOWN AND MANCHESTER AIRPORT



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
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## FOR SALE BY PRIVATE TREATY (Subject to contract)

Set within the ever-popular West Heath locality, this attractive three-bedroom semi-detached home offers spacious family accommodation, established enclosed gardens and exciting potential to extend (subject to the necessary consents), making it an ideal purchase for growing families seeking a long-term home in a highly convenient setting.

The accommodation comprises a welcoming reception hall, a bright and comfortable sitting room, separate dining room and a kitchen. To the first floor are three well-proportioned bedrooms and a modern family bathroom. The property further benefits from full PVCu double glazing and gas central heating throughout.

Externally, the home enjoys a private driveway providing off-road parking for at least two vehicles, together with a single garage. To the rear is a generous enclosed garden extending to approximately 50ft in length, predominantly laid to lawn and perfectly suited for outdoor entertaining, family gatherings and children's play.

Ideally positioned within easy walking distance of highly regarded schools including The Quinta Primary School, Black Firs Primary School and Congleton High School, the property is also conveniently located close to West Heath Shopping Centre, where a range of everyday amenities can be found including ALDI, Morrisons

Daily, cafés, takeaways, restaurants, hairdressers and veterinary services.

Excellent commuter links are close at hand, with swift access to the main arterial routes leading to the M6 motorway, approximately six miles away, while Manchester Airport is around 17 miles distant. Regular bus services provide convenient connections into Congleton town centre and neighbouring towns including Sandbach, Holmes Chapel and Macclesfield.

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

**FRONT ENTRANCE** : PVCu double glazed front door with matching side panel to:

**HALL** 13' 4" x 6' 0" (4.06m x 1.83m) maximum: Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Stairs to first floor. Natural oak floor.

**LOUNGE** 13' 4" x 10' 7" (4.06m x 3.22m): PVCu double glazed bow window to front aspect. Single panel central heating radiator. 13 Amp power points. Recessed feature fireplace. Natural oak floor. Large squared off opening to:

**DINING ROOM** 9' 10" x 8' 3" (2.99m x 2.51m): PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Natural oak floor.

**KITCHEN** 9' 10" x 9' 6" (2.99m x 2.89m): PVCu double glazed window to rear aspect. Coving to ceiling. Range of medium oak fronted eye level and base units having roll edge formica preparation surfaces over with stainless steel double bowl sink unit inset. Built-in 4-ring gas hob with electric oven/grill below and extractor hood over. Space and plumbing for washing machine and dishwasher. Double panel central heating radiator.

13 Amp power points. Deep recessed understairs store cupboard providing space for fridge freezer. Stable door to side.

### First Floor :

**GALLERIED LANDING** 9' 10" x 5' 8" (2.99m x 1.73m): PVCu double glazed window to side aspect. Coving to ceiling. 13 Amp power points. Airing cupboard housing Worcester combi gas boiler.

**BEDROOM 1 FRONT** 13' 6" x 9' 4" (4.11m x 2.84m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR** 10' 9" x 9' 11" (3.27m x 3.02m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT** 8' 7" x 7' 7" (2.61m x 2.31m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 7' 2" x 5' 7" (2.18m x 1.70m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level w.c., and wash hand basin set in vanity unit with cupboard below and panelled bath with Bristan thermostatically controlled mains fed shower over. Chrome centrally heated towel radiator. Matt finished grey stone effect tiles to half height and splashbacks.

### Outside :

**FRONT** : Lawned garden and path to front door. To the left is a driveway with parking for two cars terminating at:

**SINGLE GARAGE** 16' 3" x 8' 4" (4.95m x 2.54m) internal measurements: Up and over door. Power and light. PVCu double glazed french doors to rear aspect.

**REAR** : The rear gardens extend to approx 50 ft in length and are mainly laid to lawn, enclosed with timber fencing. To the side is an amenity area for bin storage and gated access to the front.

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

**TENURE** : Freehold (subject to solicitors verification).

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: SATNAV: CW12 4PG

8/23/22, 9:18 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

17 Grosvenor Road CONGLETON CW12 4PG	Energy rating <b>D</b>	Valid until: 21 August 2032
		Certificate number: 2321-3019-3298-6852-0204

**Property type**  
Semi-detached house

**Total floor area**  
81 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/landlords-owners-estate-agents/minimum-energy-efficiency-standards-landlord-guidance](#)

**Energy efficiency rating for this property**  
This property's current energy rating is D. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

https://find-energy-certificate.service.gov.uk/energy-certificates/2321-3019-3298-6852-0204 1/7

