

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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
brown

www.timothyabrown.co.uk

32 Avon Drive
Congleton, Cheshire CW12 3RG

£400,000

- WELL PRESENTED & MAINTAINED DETACHED FAMILY HOME
- SPACIOUS LOUNGE / OPEN PLAN DINING KITCHEN
- FOUR BEDROOMS
- LUXURY REFITTED BATHROOM & EN SUITE WITH UNDER FLOOR HEATING
- DRIVEWAY WITH INTEGRAL GARAGE
- PRIVATE ENCLOSE REAR GARDEN
- SOUGHT AFTER AREA CLOSE TO TRAIN STATION & LOCAL AMENITIES
- WITHIN WALKING DISTANCE OF TOWN CENTRE

FOR SALE BY PRIVATE TREATY (Subject to contract)

Tucked away toward the head of a quiet enclave of detached properties, this brilliant family home has been almost totally updated to include decoration and new carpets is located perfectly for the train station, great schools, the bustling town centre and the picturesque canal towpaths!

The accommodation is fresh, clean and very well proportioned throughout thus lending itself perfectly to family life, or those of you looking for some peace and quiet!

Outside you'll find generous gardens and an ample driveway that lead to a very useful garage!

We love this property and we're sure you will too so please feel free to call and book your viewing...before it's too late!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE PORCH : Composite external door. PVC double glazed window to front aspect. Quality laminate flooring. Access to the cloaks cupboard. Door to the lounge.

CLOAKS CUPBOARD : Deep cloaks store with rail. (Plumbing in place for w.c. and hand wash basin.)

LOUNGE 16' 2" x 13' 1" (4.92m x 3.98m): PVC bow double glazed window to front aspect. Stairs to the first floor. Contemporary with attractive mantelpiece and surround and recess-mounted living flame gas fire. Feature radiator.

OPEN PLAN DINING KITCHEN 22' 7" x 10' 2" (6.88m x 3.10m):

DINING AREA 10' 4" x 10' 0" (3.15m x 3.05m): PVCu double glazed doors to rear. Feature radiator.



KITCHEN AREA 15' 5" x 9' 9" (4.70m x 2.97m): Window to rear aspect. Grey hi-gloss fitted base and eye level units with preparation surfaces over. Feature unit lighting. Bosch double oven, gas hob and fan. Dishwasher, fridge and freezer. One and a half bowl sink with mixer tap. Feature radiator. Access to garage.

First floor :

LANDING : Spindle balustrade. Access to the bedrooms and bathroom. Pull down ladder with boarded roof space with insulation and light.

BEDROOM 1 FRONT 17' 9" x 9' 6" (5.41m x 2.89m): PVC double glazed window to front aspect. Central heating radiator. Television aerial point. BT telephone point (subject to BT approval). Access to the en-suite.

EN SUITE : Frosted PVC double glazed window to rear aspect. Luxury refitted contemporary suite comprising: w.c., wash hand basin set in vanity unit, shower cubicle and thermostatic mixer shower. Black centrally heated towel radiator. Contemporary tiled floor with under floor heating and fully tiled walls.

BEDROOM 2 FRONT 13' 5" x 10' 0" (4.09m x 3.05m): PVC double glazed window to front aspect. Central heating radiator.

BEDROOM 3 REAR 9' 10" x 8' 5" (2.99m x 2.56m): PVC double glazed window to rear aspect. Central heating radiator.

BEDROOM 4 FRONT 8' 8" x 6' 0" (2.64m x 1.83m): PVC double glazed window to front aspect. Central heating radiator.

FAMILY BATHROOM : Frosted PVC double glazed window to rear aspect. Modern style white suite comprising: w.c., and panelled bath with mixer shower taps. Black towel rail/radiator. Fully tiled walls and tiled floor with under floor heating.

Outside :

FRONT : Attractive landscaped frontage comprising: tarmac driveway with block paved edging, feature block paved ramp



entry, curved lawn with shrub stocks. Electric car charge and separate 13 Amp power points. Side access pathway leads to the rear.

SINGLE INTEGRAL GARAGE 20' 0" x 9' 5" (6.09m x 2.87m): Electric roller vehicular access door. Utility area with space for a dryer. Combi gas central heating boiler installed in 2023. Power and light.

REAR : The rear garden is enclosed, mainly laid to lawn with railway sleeper raised flower borders and there is a patio adjacent to the property with benefits from being a sun trap.

TENURE : Leasehold. 957 years remaining. Ground rent of £35 per annum.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 3RG

