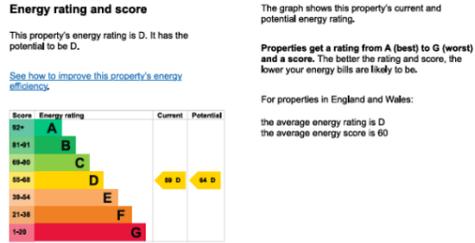


All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed  
Total Area: 194.0 m<sup>2</sup>

Energy performance certificate (EPC)	
174 Holmes Chapel Road Somerset Congleton CW12 4QB	Energy rating: <b>D</b>
Property type: Semi-detached house	Valid until: 20 February 2036
Total floor area: 166 square metres	Certificate number: 9811-8-2025-1202-0030-3206

**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-standards-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>.



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

**Croxton,**  
174 Holmes Chapel Road, Somerford,  
Congleton, Cheshire CW12 4QB

Guide Price £600,000

- SUBSTANTIAL EXTENDED & MODERNISED PERIOD HOME
- FOUR BEDROOMS WITH A MODERN EN-SUITE TO THE MASTER
- TWO ELEGANT RECEPTION ROOMS WITH ORIGINAL FEATURES
- SPACIOUS FITTED KITCHEN OPENING INTO LARGE MODERN CONSERVATORY
- MINTON TILED HALLWAY & TRADITIONAL PANTRY WITH UTILITY ROOM
- EXTENSIVE STONE DRIVEWAY WITH GATED ACCESS & DETACHED GARAGE
- GENEROUS PLOT HAVING LARGE PRIVATE GARDEN WITH SUMMERHOUSE/OFFICE
- HIGHLY SOUGHT AFTER SOMERFORD LOCATION



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

## FOR SALE BY PRIVATE TREATY (Subject to contract)

Be quick — homes of this era and style are always in high demand in this location. Early viewing is strongly advised, and this one is sure to impress.

The property has been extended, re-roofed, well maintained and thoughtfully improved in recent years, and it also benefits from a notably generous plot compared with modern developments.

This home combines all the modern attributes buyers look for while retaining its original charm. It sits well back from the road, approached via an extensive stone driveway with gated access to the side leading to the detached garage. The rear garden is enclosed by mature hedging and trees, with a patio area opening onto a lawn. Midway down the garden is a modern, well-insulated office (or alternative use space) complete with heating, double glazing and Wi-Fi, and at the far end is an additional store.

Step inside and you are greeted by a Minton tiled floor and access to the sitting room, a separate lounge with bay window and feature fireplace, and a large, fitted kitchen with breakfast bar opening into the spacious, modern conservatory used as a dining and seating area. Completing the ground floor is a generous utility room with traditional pantry and a cloakroom W.C.

To the first floor, the master bedroom features fitted furniture and leads into a modern en-suite. There are three further bedrooms, some with fitted wardrobes, along with a contemporary four-piece family bathroom. A further staircase from the landing leads to an attic area, currently used as a study/storage space and ideal as an occasional room.



### The accommodation briefly comprises:

(all dimensions are approximate)

**ENTRANCE** : Open porch. Hardwood front door to:

**HALL** : Radiator. BT point. Stairs to first floor. Doors to principal room. Minton style tiled floor.

**SITTING ROOM 12' 0" x 12' 3"** (3.65m x 3.73m) : PVCu double glazed window. Picture rail. Timber effect flooring. Double doors to kitchen.

**LOUNGE 12' 0" x 14' 7"** (3.65m x 4.44m) **into bay** : PVCu double glazed bay window. Feature fireplace with chimney recess shelving. Timber effect flooring.

**DINING CONSERVATORY 13' 0" x 12' 4"** (3.96m x 3.76m) : PVCu double glazed conservatory. Radiator. Tiled floor.

**BREAKFAST KITCHEN 19' 8" x 9' 5"** (5.99m x 2.87m) : PVCu double glazed window. Attractive fitted kitchen with timber preparation surfaces having stainless steel single drainer sink unit inset with mixer tap. Large island breakfast bar with timber surfaces and drawers. Space for range cooker with extractor canopy over. Space for fridge freezer. Space and plumbing for washing machine. Radiator. Understairs storage cupboard. Tiled floor.

**UTILITY 10' 6" x 7' 4"** (3.20m x 2.23m) : Fitted with a range of attractive units with stainless steel single drainer sink unit inset with mixer tap. Under unit space and plumbing for washing machine and for tumble dryer. Worcester gas central heating boiler. Tiled splashbacks. Tiled floor. Door to walk-in pantry with shelving. Door to:

**CLOAKROOM W.C.** : White suite comprising: Low level W.C. and wash hand basin.

**First Floor** :

**LANDING** : Doors to all rooms. Stairs to attic.

**BEDROOM 1 FRONT 10' 0" x 15' 3"** (3.05m x 4.64m) **into bay** : PVCu double glazed bay window. Picture rail. Fitted bedroom suite comprising: Chest of drawers, units and full length fitted wardrobes. Radiator.



**EN-SUITE 5' 5" x 4' 10"** (1.65m x 1.47m) : White modern suite comprising: Low level W.C., wash hand basin set in vanity unit and shower enclosure. Towel radiator. Fully tiled walls and floor.

**BEDROOM 2 FRONT 12' 5" x 12' 0"** (3.78m x 3.65m) **max** : PVCu double glazed window. Picture rail. Fitted wardrobes in both chimney recesses with central dressing table. Radiator.

**BEDROOM 3 REAR 11' 6" x 11' 6"** (3.50m x 3.50m) : PVCu double glazed window. Radiator.

**BEDROOM 4 FRONT 7' 0" x 7' 4"** (2.13m x 2.23m) : PVCu double glazed window. Picture rail. Radiator.

**ATTIC/STUDY 15' 0" x 7' 4"** (4.57m x 2.23m) **max** : Velux roof lights to two aspects. Radiator.

**BATHROOM 5' 10" x 12' 2"** (1.78m x 3.71m) **max** : PVCu double glazed window. White suite comprising: Low level W.C., pedestal wash hand basin, panelled bath with shower mixer and separate shower enclosure. Chrome heated towel radiator. Fully tiled walls.

**Outside** :

**FRONT** : Dwarf brick wall to front boundary with brick pillars allowing access to long Riverstone driveway with central conifer trees and lawn area.

**SIDE** : Double vehicle access gate to side flagged driveway terminating at the garage.

**REAR** : A very large garden with hedge boundary, patio, lawn, mature trees, raised planters, greenhouse and store at the bottom of the garden.

**GARAGE 10' 1" x 15' 2"** (3.07m x 4.62m) **internal measurements** : Up and over door. Side door and window. Power and light.

**SUMMERHOUSE/OFFICE 12' 6" x 11' 10"** (3.81m x 3.60m) : Double glazed sliding patio doors. Electric wall heater. Power, light and Wi-Fi. Laminate floor.



**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 4QB

