



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 Fax: 01260 299280

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

9 Truro Close

Congleton, Cheshire CW12 3BD

Selling Price: £275,000

- EXTENSIVELY MODERNISED THROUGH
- THREE BEDROOMS
- SLEEK MODERN KITCHEN
- COMPLETE REDECORATION AND FLOORING THROUGH
- ENCLOSED MATURE LEVEL GARDENS
- TWO DRIVEWAYS/ATTACHED GARAGE
- CUL DE SAC POSITION
- PRIME MOSSLEY VICINITY

A FASTIDIOUSLY UPDATED AND MODERNISED THREE BEDROOM DETACHED BUNGALOW SITUATED ON A SMALL SOUGHT AFTER CUL DE SAC IN THE HIGHLY REGARDED MOSSLEY AREA. AMPLE DRIVEWAYS. ATTACHED GARAGE. LEVEL LOW MAINTENANCE GARDENS.

Reception hall with quality flooring, lounge with patio doors to the rear garden, sleek modern re-fitted kitchen with granite effect surfaces and integrated appliances. THREE bedrooms, (two of which are good sized doubles) and separate shower room. SUN ROOM. Full PVCu double glazing and gas central heating. TWO DRIVEWAYS. Attached brick built garage.

Having undergone an extensive programme of refurbishment, the high standard of specification combines well with the traditional outward appearance, giving an overall look and feel that exudes distinction.

Located in Mossley, one of Congleton's most desirable locations, with Cheshire's countryside and Congleton Golf Club on its doorstep. Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station within walking distance providing links to national rail networks, and easily within the catchment of Mossley C of E Primary school.



The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door to porch.

PORCH : PVCu double glazed window to side aspect. Grey oak effect Karndean style floor. Modern glazed oak effect door to:

HALL : Access to roof space. Low voltage downlighters inset. Single panel central heating radiator. Door to cupboard incorporating Ideal Logic modern gas central heating boiler. Grey oak effect Karndean style floor. Doors to principal rooms.

LOUNGE 16' 10" x 10' 6" (5.13m x 3.20m): Coving to ceiling. Light oak surround with polished stone fire hearth and back with inset electric fire. Television aerial point. 13 Amp power points. Double panel central heating radiator. Double glazed sliding patio doors to rear aspect.

BREAKFAST KITCHEN 11' 1" x 7' 6" (3.38m x 2.28m) plus door recess max to 5ft 11in min : Low voltage downlighters. PVCu double glazed window to rear aspect overlooking the rear garden. Range of modern hi gloss eye level and base units in grey with black granite preparation surfaces over. Inset stainless steel single drainer sink with mixer tap. Built in 4 ring halogen hob with matching electric oven below with extractor hood over. Integrated fridge and freezer and washing machine. Single panel central heating radiator. 13 Amp power points. Grey oak effect Karndean style floor. Door to L shaped utility room.



SUN ROOM 7' 4" x 5' 3" (2.23m x 1.60m) plus door recess: PVCu double glazed windows to each aspect. PVCu double glazed door to outside. 13 Amp power points. Grey oak effect Karndean style floor.

BEDROOM 1 FRONT 11' 4" x 10' 6" (3.45m x 3.20m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point.

BEDROOM 2 FRONT 11' 1" x 8' 1" (3.38m x 2.46m): PVCu double glazed bow window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point.

BEDROOM 3 SIDE/DINING ROOM 8' 0" x 7' 7" (2.44m x 2.31m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM : Opaque double glazed window to side aspect. White suite comprising: low flush w.c., wash hand basin with mixer tap set in vanity unit. Corner shower enclosure housing Gainsborough electric shower. Single panel central heating radiator. Fully tiled walls. Grey oak effect Karndean style flooring.

Outside :

FRONT : Central open plan lawn with tarmacadam driveway to both sides of the lawn with right hand drive terminating at the garage.

REAR : Enclosed by timber fence panels with patio area. Central ornate raised lily pond, crazing paving and shaped lawn. Outside tap and lights.

GARAGE 15' 7" x 9' 5" (4.75m x 2.87m) Internal Measurements: Up and over door. Light. Rear section of garage partitioned off for working space 6ft 2in x 9ft 5in. Power and light. Rear window and door.

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

TENURE : Freehold (subject to solicitors' verification).



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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: From the Town Hall, proceed opposite into Canal Street which becomes Canal Road. Continue under the viaduct, and after passing the convenience store on the right hand side, turn right into Astbury Lane Ends, third right into Fields Road and first left into Truro Close where number 9 is found on the left hand side clearly identified by our For Sale board.

