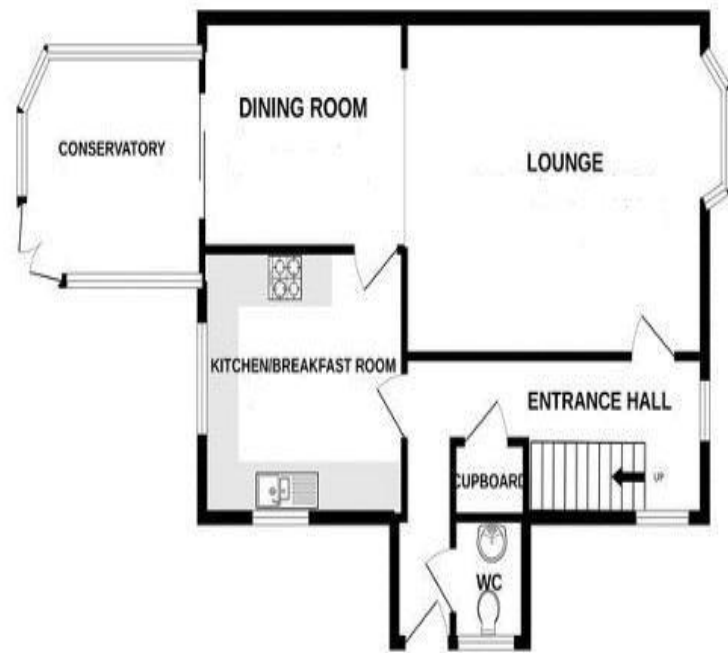
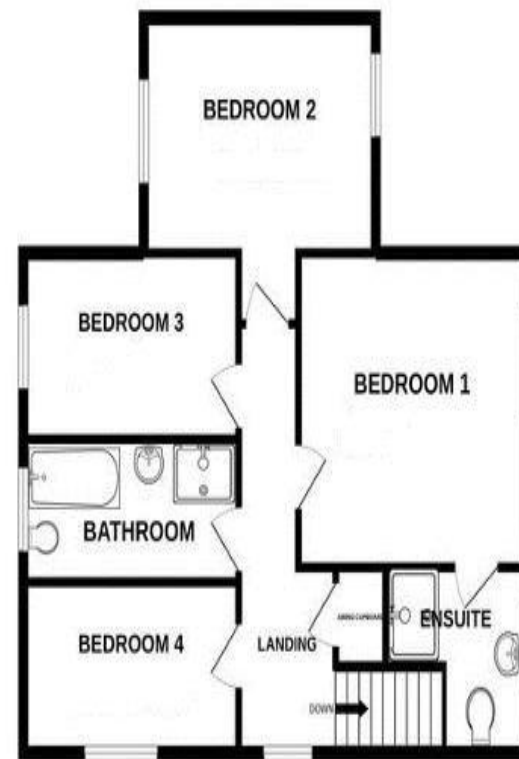


GROUND FLOOR



FIRST FLOOR



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
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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

8 Hinckley Court
Congleton, Cheshire CW12 4WE

Selling Price: £365,000

- IMPRESSIVE MODERN LINK-DETACHED FAMILY HOME
- LOUNGE THROUGH DINING ROOM PLUS CONSERVATORY
- FOUR BEDROOMS
- TWO BATHROOMS
- DRIVEWAY LEADING TO ENCLOSED CARPORT SET UP CURRENTLY AS A GYM
- SEPARATE DETACHED BRICK BUILT GARAGE
- LANDSCAPED GARDENS
- POPULAR AREA OF WEST HEATH

A fantastic family home located within a well established residential development in the heart of the very popular 'West Heath' area of Congleton!

Internally you'll find immaculately clean and well presented accommodation across both floors that's sure to satisfy a wide range of buyers but is certainly suited to families looking for spacious and well proportioned rooms! With four bedrooms, two bathrooms, two reception rooms, conservatory and much, much more, we're just certain your boxes will be ticked!

It's not just internally that impresses us either....outside lies an ample driveway, landscaped gardens with terrace areas, whilst completing the whole package is a detached garage, PLUS an enclosed CAR PORT currently set up as a fantastic gym, that you're sure to find useful!

Local amenities are just a stone's throw away at the well stocked shopping centre over the road whilst brilliant schools are withing walking distance and commuter links to the M6 and A34 are on your doorstep!

The development itself boasts a pleasant play area for children to play whilst older children and adults alike are sure to enjoy the nearby playing fields and countryside walks!

Call Timothy A Brown now to book your viewing!

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed door to:

RECEPTION HALL : Coving to ceiling. Access to guest cloakroom and inner hall. Oak effect floor.

INNER HALL : PVCu double glazed windows to front and side aspects. Attractive spindle staircase to the first floor. Built-in understairs storage cupboard. Double panel central radiator. Oak effect floor. Access to the lounge and kitchen.

GUEST CLOAKROOM : PVCu double glazed opaque window to side aspect. White suite comprising: low level W.C., and wash hand basin. Single panel central heating radiator.

KITCHEN 11' 10" x 10' 4" (3.60m x 3.15m) : PVCu double glazed windows to side and rear aspects. Modern cherry wood kitchen with granite effect work surfaces having stainless steel sink and drainer with mixer tap. Modern brushed chrome effect built-in double oven and gas hob with concealed extractor fan over. Integrated fridge freezer. Space for washing machine. Beech effect Karndean flooring.

LOUNGE 17' 0" x 13' 3" (5.18m x 4.04m) plus bay : PVCu double glazed feature bay window. Two double panel central heating radiators. 13 Amp power points. Television aerial point. Large squared off opening to:

DINING ROOM 11' 11" x 9' 3" (3.63m x 2.82m) : Feature PVCu double glazed French doors opening out to the conservatory. Double panel central heating radiator. 13 amp power points. Beech effect Karndean flooring.

CONSERVATORY 10' 7" x 9' 2" (3.22m x 2.79m) : Brick built base with PVCu double glazed upper panels and triple carbonate roof

over. 13 Amp power points. Air conditioning unit. PVCu double glazed French doors to outside.

First floor :

LANDING 16' 2" x 3' 6" (4.92m x 1.07m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Access to principal rooms. Airing cupboard housing lagged hot water cylinder.

BEDROOM 1 FRONT 13' 6" x 12' 5" (4.11m x 3.78m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 7' 4" x 4' 10" (2.23m x 1.47m) plus shower cubicle : PVCu double glazed opaque window to front aspect. Modern white suite comprising: low level W.C., pedestal sink with chrome taps and large recessed shower cubicle housing a mains fed shower. White glazed tiles to splashbacks. Extractor fan. Wall mounted centrally heated towel rail.

BEDROOM 2 FRONT/REAR 13' 8" x 9' 4" (4.16m x 2.84m) : Dual aspect PVCu double glazed windows. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 12' 8" x 7' 3" (3.86m x 2.21m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 SIDE 12' 8" x 6' 9" (3.86m x 2.06m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 12' 8" x 5' 6" (3.86m x 1.68m) : PVCu double glazed opaque window to rear aspect. Four piece modern bathroom suite comprising: low level W.C., pedestal wash hand basin, panelled bath and large separate shower cubicle housing a mains fed shower. Polished chrome taps. Single panel radiator. Modern tiled walls. Extractor fan.

OUTSIDE : Tandem driveway for two cars. Attractive open wrap around lawned gardens to front and side with mature stocked

borders. To the rear is a paved patio area laid with attractive low maintenance slate chippings, ideal for alfresco dining. Artificial lawn between garage and carport.

ENCLOSED CARPORT 14' 1" x 8' 10" (4.29m x 2.69m) : Insulated up and over door to the front. Remote controlled roller shutter door to the rear. Power and light.

BRICK BUILT GARAGE 16' 5" x 8' 4" (5.00m x 2.54m) internal measurements : Up and over door. Power and light. Overhead storage.

TENURE : Freehold (subject to solicitors verification).

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

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 4WE

