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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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3 Hampshire Close
Congleton, Cheshire CW12 1SF

Selling Price: Offers in Excess of £350,000

- WELL PRESENTED DETACHED FAMILY HOME
- LARGE LOUNGE THROUGH DINING ROOM
- DINING KITCHEN
- CONSERVATORY
- FOUR BEDROOMS
- DRIVEWAY & INTEGRAL GARAGE
- POPULAR RESIDENTIAL AREA OF LOWER HEATH
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

Tucked away in a quiet and prestigious cul de sac within an ever popular and very well established residential development, this family home offers a fantastic amount of well presented accommodation!

Of particular note is the superb sized lounge, off which is the dining room and in turn the conservatory with enjoys a lovely garden aspect. The large kitchen overlooks the established gardens, this room is just perfect for cooking up a storm and entertaining the whole family!

To the first floor you'll find four well proportioned bedrooms that enjoy views to both front and rear with the main family bathroom complemented with crisp white suite completing the accommodation.

Outside lies spacious garden areas and a high quality driveway leads to the generous integral garage.

Abundant countryside is just a moment's stroll away, as are great local amenities, brilliant commuter links and extremely well regarded schools at both primary and secondary level.

We thoroughly recommend an internal viewing of this fabulous family home so call us now!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:



HALL : Built-in cloaks cupboard.

SEPARATE W.C. : PVCu double glazed window to side aspect. White suite comprising: low level W.C. and pedestal wash hand basin. Chrome centrally heated towel radiator. Glazed white wall tiles.

LOUNGE 19' 3" x 12' 3" (5.86m x 3.73m): PVCu double glazed bow window to front aspect. Coving to ceiling. 13 Amp power points. Double panel central heating radiator. Feature stone faced ornamental fireplace with matching TV shelf. Large squared off opening to:

DINING ROOM 11' 11" x 9' 5" (3.63m x 2.87m): Double panel central heating radiator. 13 Amp power points. Coving to ceiling. Aluminium framed sealed unit double glazed sliding patio door to:

CONSERVATORY 11' 10" x 8' 8" (3.60m x 2.64m): PVCu double glazed full length panels with triple polycarbonate roof over. French doors to rear garden.

DINING KITCHEN 17' 4" x 9' 5" (5.28m x 2.87m): PVCu double glazed window to rear aspect. Hand painted wood fronted eye level and base units having roll edge formica preparation surfaces over with stainless steel sink unit inset. Freestanding electric oven. Space and plumbing for washing machine and space for other under counter appliances. Single panel central heating radiator. 13 Amp power points. PVCu double glazed door to outside rear. Door to integral garage.

First floor :

LANDING : Access to roof space.

BEDROOM 1 FRONT 11' 6" x 12' 4" (3.50m x 3.76m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 11' 5" x 10' 1" (3.48m x 3.07m): PVCu double glazed window to front aspect. Single panel central heating



radiator. 13 Amp power points. Recessed sink unit with chrome mixer tap. Built-in wardrobe.

BEDROOM 3 REAR 10' 6" x 9' 5" (3.20m x 2.87m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Linen cupboard housing single panel central heating radiator and shelves. Built-in double wardrobe.

BEDROOM 4 REAR 10' 6" x 9' 0" (3.20m x 2.74m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 6" x 5' 8" (2.28m x 1.73m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin and panelled bath with thermostatically controlled shower over and glass shower screen. Glazed white wall tiles. Chrome centrally heated towel radiator.

Outside :

FRONT : Pre-printed concrete double width driveway with parking for 2/3 vehicles and with lawned garden to side.

REAR : Adjacent to and extending to the full width of the property is an extensive paved terrace patio seating area with steps up to the lawned garden encompassed with well stocked borders and pond water feature. Access to front via both sides.

INTEGRAL GARAGE 18' 3" x 10' 1" (5.56m x 3.07m) **internal measurements**: Up and over door. Power and light. Vaillant gas central heating boiler. Cold water tap.

TENURE : Leasehold. 951 years remaining. Ground rent: £10 every 6 months.

SERVICES : All mains services are connected.

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



LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV: CW12 1SF

