



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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22 Greenwood Avenue
Congleton, Cheshire CW12 3HH

Selling Price: Offers in Excess of £215,000

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- BEING FRESHLY RENDERED
- MODERN KITCHEN DINER & BATHROOM
- GOOD SIZED PLOT WITH DRIVEWAY & DETACHED GARAGE
- FRONT & REAR GARDENS
- CLOSE TO TOWN CENTRE

FOR SALE BY PRIVATE TREATY (Subject to contract)

A superbly updated and well proportioned 3-bedroom semi-detached home, with recently completed rendering, its modern kitchen and stunning bathroom, this one is not to be missed!

Set back from the road by its front lawn and parking area, with detached garage, this property represents a fantastic opportunity to purchase a wonderful family home, or a potentially savvy buy to let investment.

The property is conveniently located for all the town centre and Hightown amenities, with numerous shops, sport and leisure facilities; bars and restaurants, there's plenty to do just beyond the property line.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALL 7' 4" x 4' 0" (2.23m x 1.22m) maximum: Hive thermostat. Heating controls. Single panel central heating radiator. 13 Amp power points.

SEPARATE W.C. 4' 10" x 2' 8" (1.47m x 0.81m): Frosted double glazed PVCu window to rear aspect. Low voltage downlighters. W.C. Sink with mixer tap over. Storage area.

LOUNGE 17' 0" x 12' 2" (5.18m x 3.71m) into alcove: Coving to ceiling. PVCu double glazed window to front aspect. Double panel central heating radiator. Television aerial point. 13 Amp power points. Fireplace with solid fuel burner.

KITCHEN DINER 17' 0" x 10' 4" (5.18m x 3.15m): Low voltage downlighters. PVCu double glazed window to rear aspect. Cupboard housing Worcester boiler. Fitted kitchen with a range of base and eye level units with lighting behind. Russell Hobbs 4-ring gas hob with extractor over. In-built oven. Space for washer

dryer. Fitted dishwasher. Inset sink with mixer tap and drainer. Marble effect tiled splashbacks. Double panel central heating radiator. Double glazed patio doors to rear.

First floor :

LANDING 6' 4" x 6' 0" (1.93m x 1.83m) maximum: Access to roof space. Storage cupboard.

BEDROOM 1 FRONT 12' 1" x 10' 0" (3.68m x 3.05m): PVCu double glazed window to front aspect. Double panel central heating radiator. Extensive fitted wardrobes. 13 Amp power points.

BEDROOM 2 REAR 10' 4" x 10' 2" (3.15m x 3.10m): PVCu double glazed window to rear aspect. Single panel central heating radiator. Fitted wardrobes and storage. 13 Amp power points.

BEDROOM 3 FRONT 9' 9" x 8' 11" (2.97m x 2.72m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Fitted wardrobes and storage.

BATHROOM 8' 0" x 6' 10" (2.44m x 2.08m): PVCu double glazed opaque window to rear aspect. Low voltage downlighters. White suite comprising: low level W.C., hand wash basin with chrome mixer tap and storage unit underneath, large low level bath with chrome mixer taps and removable shower head, walk-in shower with sliding glass shower door. Wall mounted mirrored cabinet. Tiled to splashbacks. Partly tiled walls. Tiled floor.

OUTSIDE :

FRONT : Driveway for two cars. Mature garden with lawn, hedgerow and shrubs.

REAR : Stone patio area and lawned garden.

GARAGE 18' 1" x 10' 5" (5.51m x 3.17m): Power and light. Inspection pit.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV CW12 3HH

