



**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 Email: [contact@timothyabrown.co.uk](mailto: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

**5 Longdown Road**  
Congleton, Cheshire CW12 4QH

**Selling Price: £450,000**

- WELL PRESENTED EXTENDED DETACHED FAMILY HOME
- SITUATED ON LOVELY CORNER PLOT
- LOUNGE WITH INGLENOOK FIREPLACE & SEPARATE DINING ROOM
- OPEN PLAN L SHAPED LIVING KITCHEN DINER
- 4 GOOD SIZED BEDROOMS
- SINGLE INTEGRAL GARAGE & DRIVEWAY
- ATTRACTIVE ENCLOSED REAR GARDEN
- VERY POPULAR AREA OF WEST HEATH, CLOSE TO SCHOOLS & ALL AMENITIES



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

An extended well presented family detached home located in the very popular area of West Heath in Congleton which has the benefit of very good schools for all ages, close to the open countryside and also convenient for the bypass and short drive to the M6 motorway.

The house is situated on a pleasant corner plot with attractive gardens and the benefit of hard standing area to the right hand side suitable for caravan parking and a single integral garage.

The property is constructed of brick elevations, partly rendered with PVCu double glazing and gas fired central heating under a tile roof.

The accommodation comprises porch, hall, W.C., lounge with box bay window and Inglenook recessed fireplace with cast iron burner, dining room and to the rear there is an 'L' shaped living kitchen diner. The kitchen units are of good quality having fitted appliances and granite working surfaces. Completing the ground floor accommodation is a door from the kitchen to the utility room.

At first floor level the landing allows access to four good sized bedrooms and a large white coloured 4 piece bathroom suite.

Viewing is highly recommended to appreciate all this property has to offer.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE :** Composite front door to porch.

**PORCH :** Tiled floor. Door to hall.

**HALL :** Dado rail. Radiator. 13 Amp power points. Stairs with cupboard below. Doors to principle rooms. Door to W.C.

**SEPARATE W.C. :** White suite comprising: low level W.C. and wash hand basin. Radiator. Tiled to splashbacks. Tiled floor.

**LOUNGE 17' 9" x 14' 2" (5.41m x 4.31m) maximum:** Box bay window with window seat. Inglenook fireplace with inset cast iron burner. Radiator. 13 Amp power points. Television aerial point.

**DINING ROOM 10' 11" x 13' 0" (3.32m x 3.96m):** PVCu double glazed window to side aspect. Coving to ceiling. Laminate floor. Radiator. 13 Amp power points. Opening to living kitchen.

**LIVING DINING KITCHEN 22' 0" x 19' 5" (6.70m x 5.91m) maximum:** L Shaped. PVCu double glazed windows to three aspects to include double doors. Quality fitted kitchen with granite working surfaces, inset Belfast sink, space for Range cooker with extractor canopy over, fitted dishwasher, fridge and freezer. Tiled floor. Dining table space. Radiator. Seating area with carpet. Velux roof lights. 13 Amp power points. Door to utility room.

**UTILITY ROOM 8' 4" x 8' 10" (2.54m x 2.69m):** Working surfaces. Plumbing and space for washing machine. Stable door to rear garden. Door to pantry store. 13 Amp power points. Radiator. Tiled floor.

**First Floor :**

**LANDING :** Doors to all rooms. Dado rail. Access to roof space. PVCu double glazed door to store cupboard.

**BEDROOM 1 REAR 13' 10" x 13' 0" (4.21m x 3.96m):** PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

**BEDROOM 2 FRONT 13' 4" x 12' 0" (4.06m x 3.65m):** PVCu double glazed window to front aspect. Radiator. 13 Amp power points.

**BEDROOM 3 FRONT 12' 0" x 8' 5" (3.65m x 2.56m):** PVCu double glazed window to two aspects. Radiator. 13 Amp power points. Door to store cupboard.

**BEDROOM 4 FRONT 9' 0" x 9' 0" (2.74m x 2.74m):** PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Door to lagged cylinder with shelving.

**BATHROOM 9' 9" x 8' 5" (2.97m x 2.56m):** PVCu double glazed opaque windows to two sides. White suite comprising: low level W.C., pedestal wash hand basin, panelled bath with central mixer tap and walk-in shower enclosure. Fully tiled walls and floor. Radiator. Chrome heated towel rail/radiator.

**Outside :**

**FRONT :** Enclosed by hedge and low level brick wall. Concrete flagged driveway providing space for 2-3 cars terminating at the garage. Lawn garden with shrubs and yellow river bed stone.

**LEFT SIDE :** Path with timber canopy area for log store.

**RIGHT SIDE :** Good sized concrete hard standing, could be used for caravan parking. Door to storage room.

**REAR :** Fully enclosed with patio area leading onto lawn with yellow river bed seating areas. Garden shed.

**GARAGE 17' 2" x 8' 6" (5.23m x 2.59m):** Power and light. Potterton gas central heating boiler. Garden tap.

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

**TENURE :** Freehold (subject to solicitors verification).

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** E

**DIRECTIONS:** SAT NAV: CW12 4QH

