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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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**75 Chestnut Drive**  
Congleton, Cheshire CW12 4UA

**Selling Price: Offers in the Region  
Of £329,950**

- BEAUTIFULLY PRESENTED EXTENDED SEMI-DETACHED HOME
- HIGH QUALITY KITCHEN WITH FULL INTEGRATED APPLIANCES
- CONSERVATORY
- FOUR BEDROOMS
- AMPLE DRIVEWAY
- POPULAR WEST HEATH LOCATION

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

Deceptively presented extended four bedroom semi with an amazing recently fitted kitchen diner with full integrated appliances and a rear conservatory backing onto a southerly facing enclosed patio and garden.

We anticipate a lot of interest in this home so an early viewing is recommended so give us a call today.

The property is constructed of cavity brick elevations under a tile roof having PVCu double glazing and gas fired central heating.

The accommodation has a modern contemporary feel and comprises: hall, lounge, conservatory, fully fitted kitchen/diner to the ground floor.

At first floor level is the central landing giving access to four bedrooms, the master having an en suite and a modern family bathroom.

The conservatory has planning permission to be replaced by a permanent single storey extension.

Outside to the front is a block brick drive providing off road parking and to the rear is an enclosed garden with patio and lawn.

The property is located on a very popular estate having easy links to junction 17 and 18 of the M6 motorway and also within level walking distance of good schools for all ages, West Heath shopping centre and countryside.



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

**ENTRANCE** : Composite door to hall.

**HALL** : Stairs with cupboard below. Single panel central heating radiator. Single power point. Laminate floor. Doors to lounge and kitchen.

**LOUNGE** 21' 3" x 12' 0" (6.47m x 3.65m): PVCu double glazed window overlooking the rear garden and PVCu double glazed window to side aspect. Fireplace. 13 Amp power points. BT telephone point. Double panel central heating radiator. Laminate floor. PVCu double glazed door to conservatory.

**CONSERVATORY** 10' 9" x 12' 0" (3.27m x 3.65m): PVCu double glazed window and door to rear. 13 Amp power points. Tiled floor.

**KITCHEN DINER** 13' 10" x 5' 8" (4.21m x 1.73m):

**KITCHEN AREA** : PVCu double glazed window. Recently fitted quality contemporary kitchen in contrasting light and dark grey having full integrated appliances by Neff. State of the art induction hob with in-built extractor fan. Pull out base unit with 2 x bins. Split level oven. Split level microwave oven. Wine cooler. Dishwasher. Washing machine. White Knight Fridge and freezer. Kickboard heater. Underfloor heating.

**DINING AREA** : PVCu double glazed window to front aspect. PVCu double glazed door to side. Underfloor heating.

**First floor :**

**LANDING** : Single power point. Access to roof space. Doors to all rooms.

**BEDROOM 1 FRONT** 12' 9" x 11' 8" (3.88m x 3.55m) maximum: Two PVCu double glazed windows to front aspect. PVCu double glazed window to side aspect. Fitted double wardrobe with drawers to side. Two single panel central heating radiators. Door to en suite.



**EN SUITE** : PVCu opaque double glazed window to side aspect. White suite comprising: low level W.C., wash hand basin set on vanity unit and tiled shower enclosure with mains fed shower. White towel rail/radiator. Tiled floor.

**BEDROOM 2 REAR** 8' 6" x 7' 9" (2.59m x 2.36m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT** 9' 9" x 5' 9" (2.97m x 1.75m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 4 REAR** 11' 5" x 8' 3" (3.48m x 2.51m) max (5' 2") 1.57m min: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Storage cupboard in over stairs bulkhead.

**BATHROOM** : PVCu double glazed opaque window to rear aspect. White modern suite comprising: low level W.C., wash hand basin set in vanity unit and 'P' shaped bath with mains fed shower and screen over. Black towel rail/radiator. Tiled floor.

**Outside :**

**FRONT** : Brick block drive with gate to rear.

**REAR** : Indian stone flagged path extending to form a patio and beyond the conservatory, there is a lawn garden enclosed by timber fence panels and conifer tree hedge.

**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**.

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C



**DIRECTIONS**: SATNAV: CW12 4UA

