



Total area: approx. 91.3 sq. metres (982.7 sq. feet)

All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents. Plan produced using PlanUp.



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 Fax: 01260 299280

Email: 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

13 St James Avenue

Congleton, Cheshire CW12 4DY

Selling Price: Offers in Excess of £210,000

- THREE BEDROOM MID TERRACE
- NEWLY DECORATED & CARPETED
- MODERN KITCHEN & BATHROOM
- DRIVEWAY TO FRONT FOR 2-3 CARS
- ENCLOSED GOOD SIZED REAR GARDEN
- CLOSE TO TOWN CENTRE
- NO CHAIN

NO ONWARD CHAIN

MODERN KITCHEN AND BATHROOM. FRESHLY DECORATED WITH NEW CARPETS. EFFICIENT GAS CENTRAL HEATING SYSTEM. ***A MODERNISED, SPACIOUS AND SOLIDLY BUILT, POST WAR, THREE BEDROOM MID TERRACE HOME TO SUIT A FAMILY, SINGLES OR COUPLES***DRIVEWAY PARKING TO THE FRONT AND GENEROUS, SAFELY ENCLOSED REAR LAWNED GARDENS***READY TO MOVE IN TO***A GREAT AREA IN CONSTANT DEMAND, CLOSE TO TOWN CENTRE AND ASTBURY MERE COUNTRY PARK***

Entrance hall. Lounge. Dining kitchen. Rear porch with utility and w.c. THREE BEDROOMS. Modern white bathroom suite with shower over the bath. PVCu double glazing. Gas central heating. Good sized enclosed rear garden. Front driveway providing off road parking.

Situated on the fringe of St James Avenue and with being a wide road offers unrestricted parking.

Fantastically located within easy walking distance of the town centre and for the ever-popular Astbury Mere Country Park. A wonderful community spirited place for walkers, runners, good walkers with water-based activities available at the shore side outdoor pursuits centre. Practically close to the bustling town centre of Congleton.

For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also within only a few minutes walking distance of the town's railway station which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible. Bus stops are immediate, offering all manner of local bus routes to both the town centre and surrounding towns.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL 12' 6" x 5' 1" (3.81m x 1.55m): PVCu double glazed window to front aspect. Single panel central heating radiator.

LOUNGE 17' 6" x 11' 4" (5.33m x 3.45m): PVCu double glazed windows to dual aspects. Two single panel central heating radiators. 13 Amp power points.

DINING KITCHEN 11' 0" x 10' 10" (3.35m x 3.30m): PVCu double glazed window to rear aspect. Range of modern hi-gloss eye level and base units with grey granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4-ring Halogen hob with electric oven/grill below. Space and plumbing for washing machine. Space for fridge freezer. Double panel central heating radiator. Two large built-in larder cupboards. Double panel central heating radiator. 13 Amp power points. PVCu door to:

VESTIBULE : Enclosed rear vestibule with doors to utility with space and plumbing for washing machine. Separate W.C. Access to front via secure passage.

First Floor :

GALLERIED LANDING : PVCu double glazed window to front aspect. 13 Amp power points. Large store cupboard. Access to roof space.

BEDROOM 1 REAR 13' 4" x 10' 0" (4.06m x 3.05m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 11' 8" x 10' 0" (3.55m x 3.05m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Cupboard housing Glowworm gas combi central heating boiler.

BEDROOM 3 FRONT 7' 9" x 7' 2" (2.36m x 2.18m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 2" x 7' 0" (2.18m x 2.13m): PVCu double glazed window to front aspect. Low voltage downlights inset. Modern white suite comprising: low level W.C. and pedestal wash hand basin and panelled bath with mixer tap and thermostatically controlled mains fed shower with glass screen. Chrome centrally heated towel radiator. Grey marble shower boarding to splashbacks.

Outside :

FRONT : Block paved driveway with parking for 2-3 cars.

REAR : Concrete perimeter pathway beyond which are lawned gardens encompassed with a mixture of timber lapped fencing and mature hedgerow. Attached brick built store.

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: B

DIRECTIONS: SAT NAV: CW12 4DY

