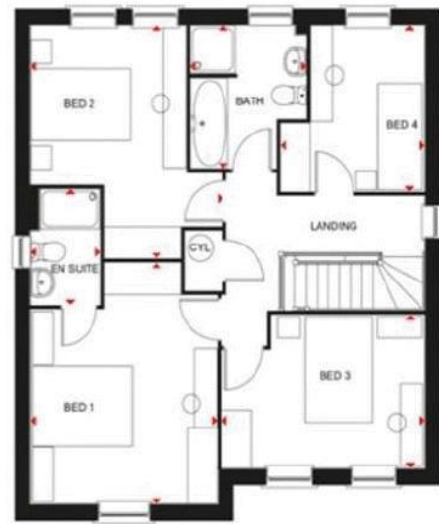




Ground



First

Energy performance certificate (EPC)

12, The Clavens Congleton CW12 4ZG	Energy rating B	Valid until 31 May 2028
	Certificate number 1296-2598-7558-0308-0300	

Property type
Detached house

Total floor area
143 square metres

Rules on selling this property

Properties can be sold if they have an energy rating from A to E.
You can meet this rule by installing the measures and appliances listed below.

Energy efficiency rating for this property
This property's current energy rating is B. It has the potential to be A.

<https://www.gov.uk/guidance/energy-performance-certificate-epc>

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.



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Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

12 Yew Crescent

Somerford, Congleton,
Cheshire CW12 4ZG

Offers in the Region Of £535,000

- STUNNING EXECUTIVE STYLE DETACHED FAMILY HOME
- FOUR BEDROOMS
- FASHIONABLE OPEN PLAN LIVING/DINING KITCHEN
- SEPARATE LOUNGE AND STUDY
- LARGE DETACHED DOUBLE GARAGE & EXTENSIVE DRIVEWAY FOR UP TO 6 CARS
- GENEROUS OPEN PLAN LAWNED GARDENS
- SELECT DAVID WILSON DEVELOPMENT
- FRINGE LOCATION OVERLOOKING OPEN GREEN SPACE
- CLOSE TO CONGLETON HIGH SCHOOL, THE QUINTA & BLACKFIRS PRIMARY SCHOOLS
- IMMEDIATE ACCESS TO THE NEW CONGLETON BYPASS

FOR SALE BY PRIVATE TREATY (Subject to contract)

*** NO ONWARD CHAIN***

Black Firs Park, in Somerford, Congleton, is a stunning David Wilson development of highly specified executive style homes. We are proud to present one of the most highly sought after design of properties boasting an excellent and generous plot size, and not forgetting to mention its position on the fringe of this popular development.

Sash-style windows gives The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open plan kitchen, family and dining areas exceptionally bright and airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom.

Outside, is a lawned frontage and path to the front door, with the driveway being an excellent size accommodating up to 6 cars and which then terminates at the DETACHED DOUBLE GARAGE. The rear gardens are an exceptional size, mainly lawned and safely enclosed in timber lapped fencing.

Congleton boasts excellent transport links to the North West. Black Firs Park is only a 10 minute drive away from junction 17 of the M6 motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 17 miles away, and the property also lies within only a 10 minute drive from

Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston.

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area has recently been further enhanced with the completion of the new Congleton link road completed in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).



The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : High security panelled and double glazed door to:

HALL 17' 7" x 7' 6" (5.36m x 2.28m) : Double panelled central heating radiator. Grey oak effect floor. 13 Amp power points. Return stairs to first floor.

CLOAKROOM : PVCu double glazed window to side aspect. White suite comprising low level W.C. and pedestal wash hand basin. Single panel central heating radiator. Grey patterned tiles to half height. Grey oak effect floor. Recessed under stairs store cupboard.

STUDY 9' 6" x 7' 8" (2.89m x 2.34m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

LOUNGE 19' 0" x 12' 2" (5.79m x 3.71m) to bay : PVCu double glazed bay window to front aspect. Two single panel central heating radiators. 13 Amp power points. TV point.

DINING KITCHEN :

Kitchen Area 20' 0" x 14' 3" (6.09m x 4.34m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extensive range of hi gloss eye level and base units in cream with grey oak effect preparation surface over with stainless steel 6 ring gas hob with stainless steel extractor hood over. Built in double electric oven/grill. Stainless steel single drainer sink unit inset with mixer tap. Integrated dishwasher, fridge and freezer. 13 Amp power points. Grey oak effect floor.

Dining Area : PVCu double glazed full length picture window with PVCu French doors opening into the rear garden. Two double panelled central heating radiators. 13 Amp power points. Grey oak effect floor.

UTILITY 8' 4" x 5' 2" (2.54m x 1.57m) : Range of hi gloss eye level and base units in cream with light grey oak effect preparation surfaces over with stainless steel single drainer sink unit inset. Integrated washing machine. Space and power for tumble dryer. Cupboard housing Ideal gas central boiler. Single panel central heating radiator. Grey oak effect floor. High security panelled and double glazed door to outside rear.

GALLERIED LANDING : Balustrade with stringers and oak hand rail. 13 Amp power points. Single panel central heating radiator. Access to roof space. Airing cupboard housing pressurised hot water cylinder.

BEDROOM 1 FRONT 12' 10" x 12' 1" (3.91m x 3.68m) : PVCu double glazed windows to front aspect. Built in bedroom furniture comprising 2 banks of triple wardrobes. Single panel central heating radiator.



EN-SUITE 7' 2" x 4' 6" (2.18m x 1.37m) : PVCu double glazed windows to side aspect. White suite comprising: low level W.C., pedestal wash hand basin, double sized shower cubicle housing a mains fed shower with glass sliding door. Walls tiled to half height. Centrally heated towel radiator. Grey oak effect floor.

BEDROOM 2 REAR 14' 5" x 10' 1" (4.39m x 3.07m) : Two PVCu double glazed windows to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 13' 4" x 9' 5" (4.06m x 2.87m) : Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 10' 2" x 9' 6" (3.10m x 2.89m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 8" x 7' 7" (2.64m x 2.31m) : PVCu double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin, panelled bath. Shower cubicle housing a mains fed shower with glass door. Grey oak effect floor. Wall mounted centrally heated towel radiator.

Outside :

REAR : Paved terrace, beyond which are tremendous sized gardens mainly laid to lawn with flower borders and encompassed in timber fencing. Gated access to side driveway. Cold water tap.

FRONT : Lawned gardens and shrubbery with path to front door. Huge double width driveway with space for 6 cars.

DETACHED DOUBLE GARAGE 17' 3" x 18' 8" (5.25m x 5.69m) (internal measurements) : Two up and over doors. Power and light. Electric vehicle charging point.

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.

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4ZG

