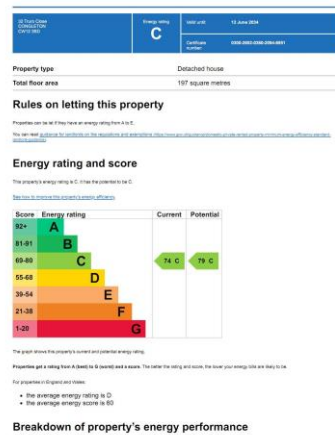


Energy performance certificate (EPC)



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.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

32 Truro Close
Congleton, Cheshire CW12 3BD

Selling Price: £550,000

- RECENTLY RENOVATED & EXTENDED DETACHED FAMILY HOME
- LARGE ENTRANCE RECEPTION HALL/FAMILY ROOM
- OPEN PLAN LIVING KITCHEN
- SEPARATE LOUNGE
- PLAYROOM/SNUG PLUS GYM
- FIVE BEDROOMS / TWO BATHROOMS
- DRIVEWAY FOR SEVERAL VEHICLES & DETACHED GARAGE WITH WORKSHOP
- EXTENSIVE GARDENS TO REAR
- POPULAR AREA OF MOSSLEY

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR ONLINE VIDEO TOUR

Think 'Grand Designs', stunning rendered elevations, brand new extension and added bedroom plus superb expansive open plan private gardens, well you're not even halfway there!! Borne of once meagre beginnings this cavernous house has been beautifully renovated and with a 'just completed' wrap around extension, offering exacting, luxurious and contemporary finishes.

It now comes to market for the lucky new owner to enjoy such a special palatial and spacious home!

Porch, reception hall/family room, stunning open plan living kitchen with recently added lounge featuring cathedral ceilings, playroom/snug, gym, utility and cloakroom. Galleried landing, FIVE BEDROOMS (master with en suite) and family bathroom. Four CCTV Cameras & Alarm System. Detached garage with workshop. Extensive gardens enjoying a sunny aspect and driveway for several vehicles.

The house is located on a large triangular plot at the head of a cul-de-sac in the much sought after area of Mossley on the edge of Congleton. Perched at the head of a quiet cul de sac, with the Macclesfield Canal tow path, literally a minutes walk away, allowing you to enjoy restful walks or a leisurely run or cycle amongst some of Cheshire's most beautiful countryside. Located in Mossley, one of Congleton's most desirable locations, with Cheshire's countryside on its doorstep, and with Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station providing links to national rail networks, and easily within the catchment of Mossley C of E primary school.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco,

butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

Needless to say this property is a fine example of "how to keep your house." Ready to move into - you'll struggle to find a home with less jobs to do on moving day than this! Truly no stone has been left unturned when presenting this house to the finest of standards.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Composite panelled door with double glazed upper lights to:

PORCH : PVCu double glazed panels. Timber panelled and glazed door to:

RECEPTION HALL/FAMILY ROOM 16' 7" x 12' 4" (5.05m x 3.76m) : PVCu double glazed window to front aspect. Two double panel central heating radiators. 13 Amp power points. Double oak doors to cloaks cupboard. Stairs to first floor with natural oak hand rail and stringers.

UTILITY 1 8' 6" x 7' 5" (2.59m x 2.26m) : Natural oak eye level and base units with preparation surface over and stainless steel sink unit inset. Space and plumbing for washing machine. Stone effect tiles to splashbacks. Chrome centrally heated towel radiator. Grey oak effect tiled floor. PVCu double glazed sliding door to rear.

UTILITY 2 8' 10" x 6' 7" (2.69m x 2.01m) : PVCu double glazed window to rear aspect. Granite preparation surface. Wall mounted Ideal gas central heating boiler. Chrome centrally heated towel radiator. Grey oak effect tiled floor. Optional dog flap entrance leading to dog section with dog shower. PVCu double glazed door to outside.

OPEN PLAN LIVING DINING KITCHEN 24' 8" x 16' 0" (7.51m x 4.87m) : Angular ceiling with velux roof lights. Low voltage downlighters inset. PVCu double glazed window to rear aspect. Ceiling flush fitted speaker. Range of natural oak eye level and base units with granite preparation surfaces with preformed drainer and stainless steel sink unit inset. Built-in double electric oven. Integrated dishwasher. Integrated microwave oven.

Space for American style fridge freezer. Integrated wine chiller. Large central island with granite preparation surface extending to create a breakfast bar for 4. Built-in 5 ring induction hob with warming drawer beneath. Cast iron stove (may be removed by vendor) set on granite hearth. Double panel central heating radiator. 13 Amp power points. Oak effect floor. PVCu double glazed sliding patio doors to rear terrace. Double height glazed entrance door to:

LOUNGE 23' 9" x 12' 1" (7.23m x 3.68m) : Angular cathedral ceiling. Feature baton media wall with hidden TV ports. Dual aspect picture windows. Two double panel central heating radiators. 13 Amp power points. Cast iron wood burning stove set on raised granite hearth. Oak effect floor. PVCu double glazed sliding door to garden.

PLAYROOM/SNUG 13' 10" x 12' 8" (4.21m x 3.86m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Cast iron wood burner stove set on granite hearth with floating mantle over. Door to:

GYM 10' 9" x 6' 10" (3.27m x 2.08m) : 13 Amp power points. Oak effect floor. PVCu double glazed sliding doors to outside.

GALLERIED LANDING : Oak hand rail and stringers. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

BEDROOM 1 SIDE 11' 9" x 11' 8" (3.58m x 3.55m) : Vaulted ceiling with low voltage downlighters inset. PVCu double glazed window to side aspect. Period style radiator. Built-in double wardrobe.

EN SUITE : PVCu double glazed window to side aspect. White suite comprising: low level W.C. with concealed cistern, wash hand basin set in vanity unit with chrome mixer waterfall tap. Enclosed shower cubicle with glass door housing a mains fed shower. Grey tiles to splashbacks. underfloor heating installed (just needs to be wired in).

BEDROOM 2 REAR 13' 0" x 9' 7" (3.96m x 2.92m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Recessed wardrobe.

BEDROOM 3 FRONT 11' 10" x 8' 6" (3.60m x 2.59m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

BEDROOM 4 FRONT 9' 6" x 8' 7" (2.89m x 2.61m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 5 FRONT 7' 0" x 6' 8" (2.13m x 2.03m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Recessed wardrobe.

BATHROOM 8' 7" x 8' 5" (2.61m x 2.56m) : PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C., wash hand basin set in vanity unit with cupboard below. Tiled panelled bath with chrome bath tap and shower attachment. Large walk-in shower cubicle with glass screen housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator Matt finished grey tiles to splashbacks and matching floor tiles with underfloor heating installed (just needs wiring in).

Outside :

FRONT : Gravel laid driveway with parking for 3/4 cars.

DETACHED CONCRETE SECTIONAL GARAGE 17' 11" x 8' 0" (5.46m x 2.44m) internal measurements: Up and over door. The rear section provides a workshop measuring 9'8" x 8'0" Personal door.

REAR : Adjacent to two sides of the property is an extensive porcelain laid terrace bound with raised timber railway sleeper borders with a summerhouse discreetly perched to one corner. The main gardens are private and not overlooked and enjoy a sunny aspect, mainly laid to lawn with raised borders planted with perennial and herbaceous shrubbery. To one corner is an area sectioned off as a vegetable garden with greenhouse.

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 Council

DIRECTIONS: SATNAV: CW12 3BD

