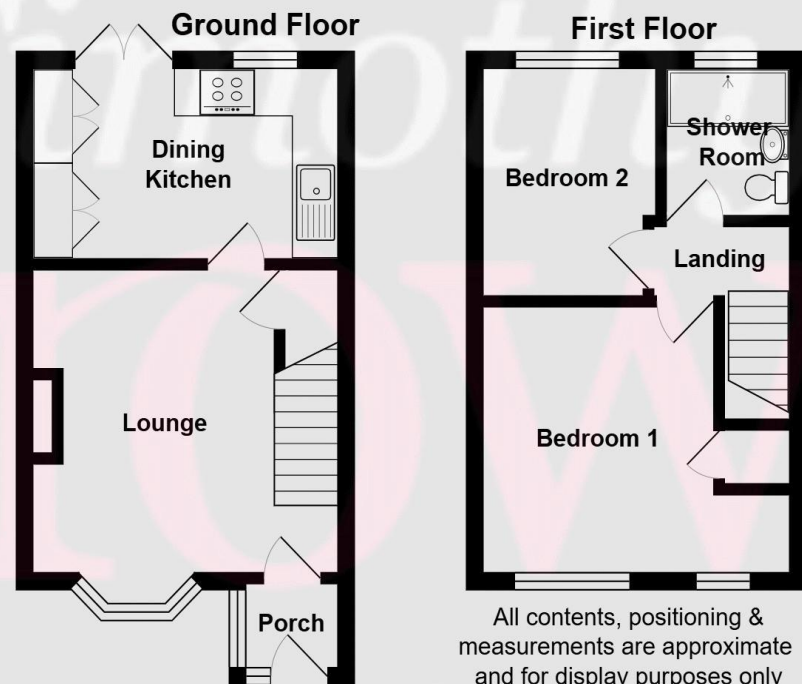


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All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed  
Total Area: 55.8 m<sup>2</sup>

### Energy performance certificate (EPC)

19 Severn Close CONGLETON CW12 3RD	Energy rating <b>E</b>	Valid until: 28 January 2036
		Certificate number: 2541-2590-2526-5875

Property type: Semi-detached house  
Total floor area: 55 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

**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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19 Severn Close,  
Congleton, Cheshire CW12 3RD

Selling Price: £265,000

- STYLISH, HIGH-QUALITY CONTEMPORARY HOME
- QUIET CUL-DE-SAC LOCATION NEAR CANAL TOWPATHS
- WALKING DISTANCE TO MOSSLEY VILLAGE & TRAIN STATION
- BRIGHT LOUNGE WITH FEATURE FIREPLACE & GLASS STAIRCASE
- IMPRESSIVE BREAKFAST KITCHEN WITH INTEGRATED BOSCH APPLIANCES
- TWO WELL-PROPORTIONED BEDROOMS & LUXURY SHOWER ROOM
- LANDSCAPED GARDEN WITH PORCELAIN TERRACE FOR OUTDOOR LIVING
- OFF-ROAD PARKING FOR TWO VEHICLES



Stylish Contemporary Home with Parking and Landscaped Garden

This beautifully presented modern home offers high-quality contemporary living, finished to an exceptional standard throughout and ideal for first-time buyers, professionals, or those seeking a low-maintenance, design-led property.

Tucked away in a beautiful and quiet cul-de-sac, just moments from the stunning canal towpaths and the thriving village of Mossley, this superbly presented modern home enjoys a highly desirable setting.

The property is entered via a composite double-glazed door into a welcoming entrance vestibule with Karndean oak-effect flooring, which continues into the heart of the home. The lounge is a bright and inviting space, featuring a PVCu double-glazed bow window to the front, a striking feature chimney breast with inset electric log-effect fire, contemporary anthracite electric radiators, and a stunning natural oak staircase with glass balustrade. An understairs storage cupboard provides practical everyday convenience.

To the rear, the impressive breakfast kitchen is fitted with a range of contrasting contemporary units with quartz work surfaces, complemented by integrated appliances including Bosch oven and warming drawer, combination microwave,



dishwasher, fridge, freezer, and induction hob with built-in extractor. French doors open directly onto the rear terrace, creating an excellent flow between indoor and outdoor living.

To the first floor, the landing gives access to two well-proportioned bedrooms. The principal bedroom benefits from two front-facing windows and a dedicated dressing table area, as well as an airing cupboard housing the hot water cylinder.

The second bedroom overlooks the rear garden and features inset downlighters. Both bedrooms are served by a sleek modern shower room, appointed with a white Laufen suite, large walk-in rainfall shower, vanity storage, contemporary tiling, and an anthracite heated towel rail.

Externally, the property continues to impress. To the front is off-road parking for two vehicles. The rear garden has been thoughtfully landscaped, with an extensive porcelain-tiled terrace providing an excellent space for outdoor dining and entertaining, leading to a neat lawned garden enclosed by timber fencing. There is a useful side amenity area with timber garden shed and space for the wheelie bins.

A superb turnkey home offering modern style, quality fittings, and attractive outdoor space — early viewing is highly recommended.



The accommodation briefly comprises:  
(all dimensions are approximate)

FRONT ENTRANCE : Composite panelled and double glazed door to:

ENTRANCE VESTIBULE : PVCu double glazed upper panels. Karndean oak effect floor. Oak framed and glazed door to:

LOUNGE 13' 6" x 12' 10" (4.11m x 3.91m) into stairs and alcove: PVCu double glazed bow window to front aspect. Low voltage downlighters inset. Feature chimney breast with inset flush fitted electric log effect fire. Two anthracite grey contemporary style electric radiators. Karndean oak effect floor. Understairs store cupboard. Natural oak staircase with oak hand rail and glass balustrade.

BREAKFAST KITCHEN 11' 7" x 8' 0" (3.53m x 2.44m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Contemporary fitted kitchen complete with a combination of contrasting eye level and base units some with concrete effect fronts and others in walnut effect having natural quartz preparation surfaces over having preformed drainer with stainless steel 1.5 bowl sink unit inset with brushed aluminium mixer tap. Built in 4-ring induction hob with in built extractor. To one wall is a bank of units housing the Bosch electric oven/grill and combination microwave over with warming drawer beneath. Integrated fridge and freezer, Bosch dishwasher and space and plumbing for washing machine. Anthracite grey contemporary style electric radiator. Karndean oak effect floor. PVCu double glazed French doors to outside rear.

First Floor :

LANDING : Access to roof space.

BEDROOM 1 FRONT 11' 2" x 10' 2" (3.40m x 3.10m) extending to 13' 6" into dressing table area: Two PVCu double glazed windows to front aspect. 13 Amp power points. Anthracite grey contemporary style electric radiator. Airing cupboard housing hot water cylinder.



BEDROOM 2 REAR 9' 8" x 7' 9" (2.94m x 2.36m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Anthracite grey contemporary style electric radiator.

SHOWER ROOM 6' 6" x 5' 5" (1.98m x 1.65m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite by 'Laufen' comprising: Low level W.C., ceramic wash hand basin with chrome mixer tap with drawers beneath and large walk-in shower with fixed glass screen housing a thermostatically controlled mains fed shower with rainfall showerhead and attachment. Anthracite grey electric towel radiator. Concrete effect tiles to splashbacks and matching floor tiles.

Outside :

FRONT : Driveway parking for two cars.

REAR : Adjacent to the rear of the property is an extensive terrace laid with porcelain tiles providing an fantastic outside dining/relaxing area with low retaining wall to lawned garden, all encompassed with timber lapped fencing. To the side is a wider amenity area with timber garden shed and space for the wheelie bins.

TENURE : Leasehold. 999 years from 1986 with 959 years remaining. Ground rent £20 per annum to Emerson Management Services Ltd.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 3RD

