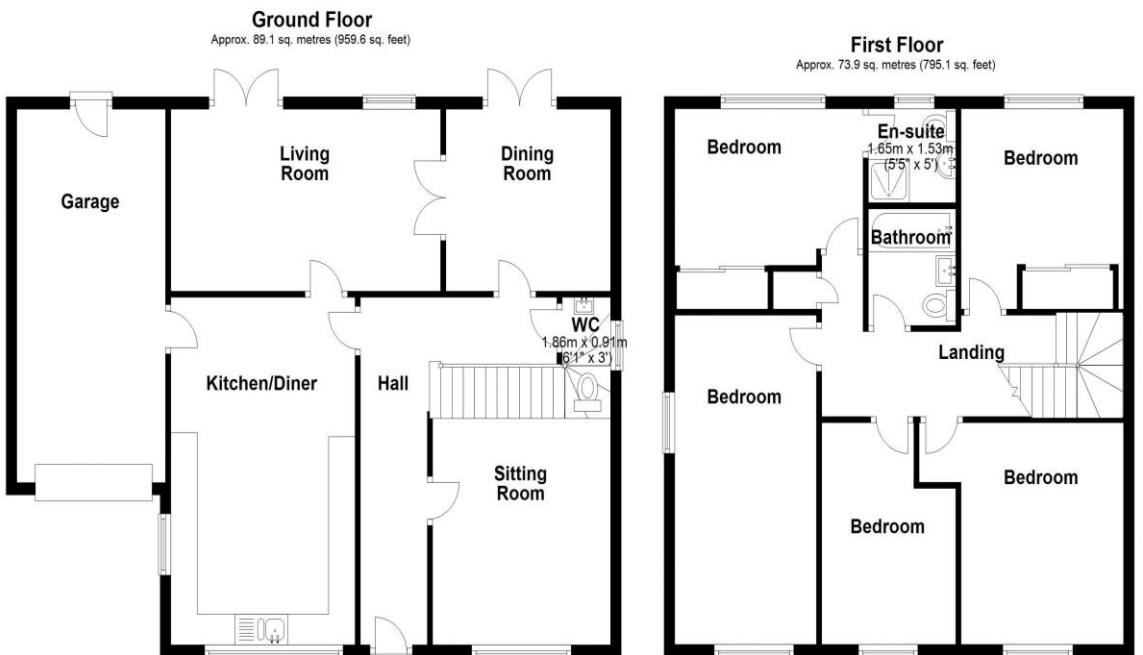




BEST  
ESTATE AGENT GUIDE  
AWARDS 2020  
2018 & 2019

★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN CONGLETON

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brown



Total area: approx. 163.0 sq. metres (1754.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

Energy performance certificate (EPC)



Property type  
Detached house

Total floor area  
143 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) or [check if an exemption applies](#).

Energy efficiency rating for this property

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

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

<https://energy-certificate.digital.communities.gov.uk/energy-certificate/20701-0018-1070-4785>

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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8 Biggs Way  
Congleton, Cheshire CW12 1LZ

Selling Price: £400,000

- NO CHAIN
- FIVE BEDROOM EXECUTIVE STYLE DETACHED RESIDENCE
- FORMER SHOW HOME
- LOUNGE, DINING ROOM, STUDY/PLAY ROOM & BREAKFAST KITCHEN
- EN SUITE, BATHROOM & CLOAKROOM
- GARAGE
- REAR LAWNED GARDEN

# FOR SALE BY PRIVATE TREATY (Subject to contract)

Situated on the fringe of the maturing Seddons built development known as 'The Green', this 5 bedoomed executive style detached residence which was the FORMER SHOW HOME offers spacious and well laid out accommodation most would expect from this reputable developer.

The 'Helsby' is complete with full PVCu double glazing, gas central heating and integral garage.

The accommodation briefly comprises: entrance hall with cloakroom off, study/family room, dining kitchen complete with integral appliances, lounge with contemporary style gas fire and French doors opening onto the rear garden, with the dining room completing the ground floor.

From the first floor galleried landing are five bedrooms, en suite shower room and family bathroom.

Externally and to the front is the driveway providing off road parking, with additional unrestricted on road parking in this cul-de-sac, whilst to the rear are lawned gardens with flower borders and patio flagged area.

Such is the position that excellent road communications to Macclesfield, Manchester and Crewe are found on its doorstep with bus routes also available to these destinations, together with a local good secondary school, chip shop and shop within walking distance.

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

**FRONT ENTRANCE :** Timber panelled and double glazed entrance door to:

**ENTRANCE HALL :** Coving to ceiling. Alarm panel. Single panel central heating radiator. 13 Amp power points. Understairs storage. Stairs to first floor. Doors to:

**CLOAKROOM :** PVCu double glazed opaque window to side aspect. Low voltage downlighters inset. White suite comprising: low level w.c. and wash hand basin. Radiator.

**LOUNGE 16' 9" x 13' 0" (5.10m x 3.96m):** PVCu double glazed window to rear aspect. Coving to ceiling. Contemporary style pebble effect living flame coal effect gas fire set on granite hearth and back with limestone fire surround. Two double panel central heating radiators. Television aerial point. 13 Amp power points. Panelled and glazed double French doors to dining room. PVCu double glazed French doors to rear garden.

**DINING ROOM 13' 0" x 10' 2" (3.96m x 3.10m):** Coving to ceiling. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear garden.

**STUDY / PLAYROOM 11' 0" x 9' 8" (3.35m x 2.94m):** PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval).

**BREAKFAST KITCHEN 16' 6" x 11' 2" (5.03m x 3.40m):** PVCu double glazed windows to front and side aspects. Low voltage downlighters inset. Extensive range of contemporary style ash effect eye level units with under pelmet lighting and base units having marble effect roll edge formica preparation surfaces with single drainer one and a half bowl sink unit inset. Built in stainless steel Baumatic 5 ring gas hob with stainless steel canopy extractor hood over. Built in stainless steel Baumatic fan assisted electric double oven and grill. Integrated Bosch dishwasher and washing machine. Integrated fridge, freezer and microwave. 13 Amp power points. Single panel central heating radiators. Ceramic tiled floor. Mosaic effect tiled to splashbacks. Personal door to garage.

## First Floor :

**LANDING :** PVCu double glazed opaque window to side aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

**BEDROOM 1 REAR 13' 9" x 11' 9" (4.19m x 3.58m) plus wardrobe space:** PVCu double glazed window to rear aspect. Double fitted wardrobes with sliding mirror fronted doors. Single panel central heating radiator. 13 Amp power points. Television aerial point.

**EN SUITE :** PVCu double glazed opaque window to rear aspect. Low voltage downlighters inset. White suite comprising: low level w.c. with concealed cistern and wash hand basin set in vanity unit with cupboards below. Double sized shower enclosure housing mains fed shower. Tiled to splashbacks. Single panel central heating radiator. Electric shaver point.

**BEDROOM 2 REAR 13' 3" x 9' 6" (4.04m x 2.89m):** PVCu double glazed window to rear aspect. Double fitted wardrobes with sliding doors. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 13' 4" x 8' 8" (4.06m x 2.64m):** PVCu double glazed windows to front and side aspects. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 4 FRONT 10' 0" x 9' 9" (3.05m x 2.97m) plus door recess:** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 5 FRONT 9' 9" x 8' 4" (2.97m x 2.54m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM :** Replacement white suite comprising: low level w.c., wash hand basin set in vanity unit with cupboards below and panelled bath with shower and glass screen over. Chrome wall mounted centrally heated towel radiator. Tiled to splashbacks. Extractor fan. Low voltage downlighters to ceiling.

## Outside :

**FRONT :** Wrought iron railings form the front boundary, a gate from the footpath leads to the front door. Cold water tap. Further double gates to block paved drive terminating at the garage.

**GARAGE 19' 6" x 8' 10" (5.94m x 2.69m) Internal Measurements:** Up and over door. Power and light. Personal door to rear. Wall mounted central heating boiler.

**REAR :** A paved pathway extends to the full width of the property beyond which are lawned gardens having well stocked flower borders. A path to one side leads via a gated access to the front and flagged patio. Fully enclosed by timber fencing.

**TENURE :** Leasehold. Length of lease 999 years with 984 years remaining. Ground Rent: £373.50 per annum.

**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:** F

**DIRECTIONS:** From our offices proceed along West Street to the roundabout taking the fourth exit onto Clayton Bypass. Continue through the traffic lights to the next roundabout and bear right onto the Macclesfield Road where the Green Development will be found immediately on your left.

