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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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**42 Bollin Drive**

Congleton, Cheshire CW12 3SJ

**Selling Price: £180,000**

- MODERN SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- DRIVEWAY FOR TWO CARS
- CLOSE TO CONGLETON TOWN CENTRE
- NO CHAIN



FOR SALE BY PRIVATE TREATY (Subject to contract)

A MODERN TWO BEDROOM SEMI DETACHED HOME SITUATED IN A POPULAR RESIDENTIAL AREA CONVENIENT FOR THE TOWN CENTRE AND RAILWAY STATION.

Lounge, dining kitchen, two double bedrooms, and bathroom. Private driveway for two cars and lawned gardens. Full gas central heating and double glazing.

Timothy A Brown are delighted to be able to offer For Sale this semi-detached home situated in a popular residential area.

The property is located on the right as you proceed down Bollin Drive and benefits from a block paved driveway providing parking for two cars, and an attractive enclosed garden, with patio and lawns.

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE : Wood grain effect PVCu double glazed front door to:

PORCH 3' 8" x 4' 3" (1.12m x 1.29m): Timber framed sealed unit double glazed window to side aspect. Walnut effect flooring. Door to:

LOUNGE 5.11m (16ft 9in) x 3.38m (11ft 1in) : Timber framed sealed unit double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Television aerial point. Walnut effect flooring. Stairs to first floor. Door to:



KITCHEN DINER 3.38m (11ft 1in) x 3.23m (10ft 7in) : Range of modern light oak fronted eye level and base units having black granite effect roll edge laminate preparation surfaces over with stainless steel single drainer sink unit inset with mixer tap. Inset stainless steel 4-ring gas hob with matching extractor hood over and electric oven below. Space and plumbing for washing machine. Stone effect tiles to splashbacks. Wall mounted Alpha combination gas central heating boiler. Single panel central heating radiator. 13 Amp power points. Slate effect tiled floor. Aluminum framed sealed unit double glazed sliding patio doors giving access to rear garden.

First floor :

LANDING : Doors to all rooms.

BEDROOM 1 REAR 3.38m (11ft 1in) x 3.28m (10ft 9in) : Timber framed sealed unit double glazed window to rear aspect. 13 Amp power points. Deep storage cupboard over stairs. Cherry wood effect flooring.

BEDROOM 2 FRONT 3.38m (11ft 1in) x 2.39m (7ft 10in) : Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Oak effect floor as laid. Access to roof space.

BATHROOM 4' 10" x 7' 11" (1.47m x 2.41m): Timber framed sealed unit double glazed window to side aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with chrome Victorian style telephone handset bath/shower mixer tap and glass shower screen. Single panel central heating radiator. Ceramic tiled floor.

Outside :

FRONT : Block paved driveway providing parking for two cars. Path and gate leading to:

REAR : Extending from the rear is a paved patio area with lawned gardens and mature flower borders. Space for garden shed.



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

TENURE : Freehold (subject to solicitors verification)

VIEWINGS : Strictly by appointment through the sole managing and letting agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 3SJ

