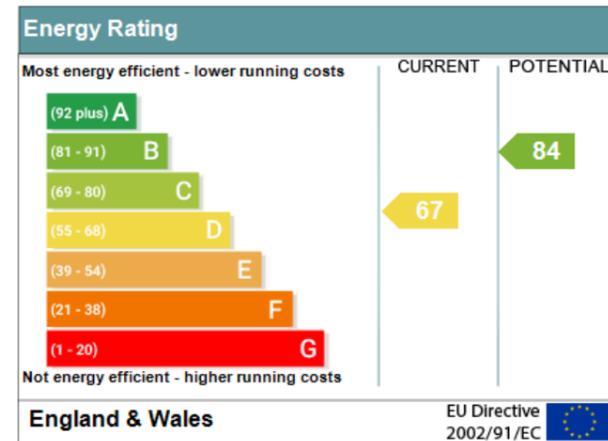


Address: 55 CORONATION ROAD, CONGLETON, CONGLETON, CW1...
RRN:



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

55 Coronation Road

Congleton, Cheshire CW12 3HE

Selling Price: £139,950

- FANTASTIC TWO BEDROOM SEMI DETACHED HOME
- PVCU DOUBLE GLAZING
- GAS CENTRAL HEATING
- DETACHED GARAGE
- HUGE DRIVEWAY SPACE
- SOUTH FACING REAR GARDENS
- POPULAR RESIDENTIAL AREA

A lovingly kept fantastic family home, with superb sized SOUTH FACING gardens, huge driveway space and a DETACHED GARAGE. This home has much more to offer than first meets the eye and so come and see it for yourself....arrange a viewing with Timothy A Brown, before it's too late.

Complete with PVCu double glazing and gas central heating this cosy home offers a spacious lounge, with dining kitchen spanning the full width of the property enjoying a wonderful aspect over the stunning rear gardens. The landing at first floor provides the TWO DOUBLE bedrooms and bathroom.

Located in a popular and convenient residential area, great amenities are just a few moments walk away and the bustling town centre is easily accessed on foot. The handy train station is within easy walking distance too! Abundant countryside can be nicely accessed via the Biddulph Valley Way and the local canal towpaths.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

LOUNGE 16' 0" x 11' 10" (4.87m x 3.60m): PVCu double glazed bow window to front aspect. Exposed beams to ceiling. Single panel and double panel central heating radiators. 13 Amp power points. Television aerial point. Living flame coal effect gas fire set on marble effect hearth and back with fire surround. Open plan staircase to first floor.

DINING KITCHEN 16' 7" x 7' 3" (5.05m x 2.21m): Two PVCu double glazed windows to rear aspect. Range of laminate fronted eye level and base units having formica preparation surfaces over with stainless steel single drainer sink unit inset. Space for slot in gas cooker. Space and plumbing for washing machine. Space for fridge. Single panel central heating radiator. Potterton gas central heating boiler. Deep understairs pantry. PVCu double glazed door to outside.

First Floor :

LANDING : PVCu double glazed window to side aspect. Access to roof space.

BEDROOM 1 FRONT 13' 0" x 9' 5" (3.96m x 2.87m): PVCu double glazed bow window to front aspect. Single panel central heating radiator. 13 Amp power points. Picture rail. Overstairs store cupboard. Deep recessed double wardrobe.

BEDROOM 2 REAR 10' 0" x 9' 1" (3.05m x 2.77m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 8" x 5' 10" (2.03m x 1.78m): PVCu double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath. Half tiled walls. Single panel central heating radiator.

Outside :

FRONT : Wrought iron gates to front. Expansive block paved driveway with parking for numerous vehicles. The driveway then continues to the side beneath a car port and then terminates at the detached garage.

DETACHED GARAGE 15' 4" x 7' 10" (4.67m x 2.39m)
Internal Measurements: Concrete sectional. Up and over door. Power and light.

REAR : Adjacent to the rear is a raised paved terrace beyond which are well tended lawned gardens with low maintenance borders. Large space for greenhouse or garden shed. All encompassed with timber lapped fencing.

TENURE : Freehold (subject to solicitors' verification).

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: From our offices proceed along West Street turning right into Antrobus Street and left into Mill Street. At the roundabout take the third exit onto Mountbatten Way and continue through the traffic lights to the next roundabout. Bear right then immediately left at the traffic lights onto Bromley Road. Take the second road on the right into Coronation Road where the property will be found clearly identified by our For Sale board.

