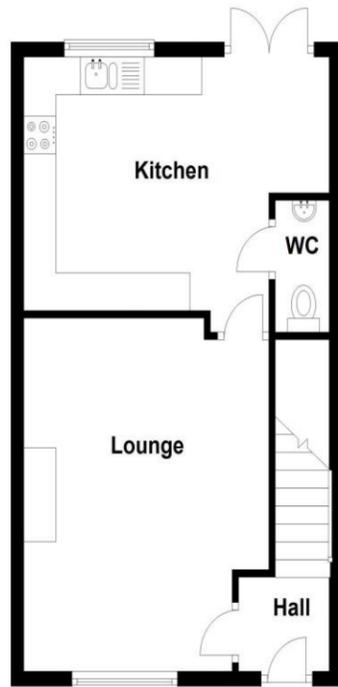
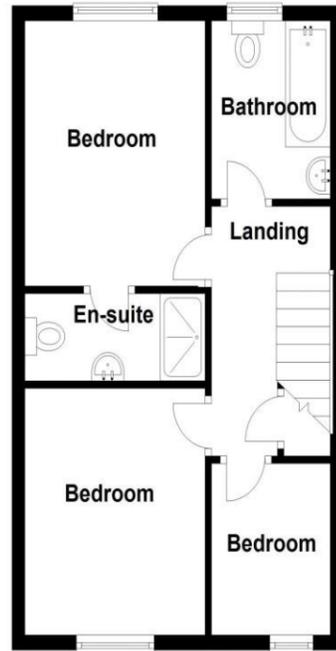


Ground Floor



First Floor



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
Semi-detached house

Total floor area
78 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 on the website: <https://www.gov.uk/guidance/energy-ratings-for-rental-properties>

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.](#)

View the energy certificate: https://www.epcregister.com/public/energy_certificate/15-1158-0716-4110-8021

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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9 Crompton Close
Congleton, Cheshire CW12 2DR

Selling Price: £220,000

- NO ONWARD CHAIN
- MODERN 3 BEDROOM SEMI DETACHED FAMILY HOME
- DINING KITCHEN WITH GARDEN ASPECT
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- DOUBLE WIDTH DRIVEWAY
- CUL-DE-SAC LOCATION IN POPULAR RESIDENTIAL AREA

WATCH OUR ONLINE VIDEO TOUR

NO ONWARD CHAIN

What a fantastic family home this is sure to make! It's modern, light and airy with child friendly gardens, and having practical two car double width driveway. The interior is surprisingly spacious with a decent sized lounge, dining kitchen with lovely garden aspect, and separate w.c. secreted away. Upstairs are three sensible sized bedrooms, family bathroom plus a useful en suite shower room.

Tucked nicely in the midst of a small cul-de-sac in a popular residential area, located in the favoured Buglawton suburb, with open countryside and canalside walks close by. Practically "around the corner" is a convenience store which offers a decent range of day to day household goods, and it's within the catchment of reputable primary schools; Buglawton and Havannah, and there's even a pleasant public house just a gentle stroll away. Access to Macclesfield is quick as it sits on the northern side of Congleton, and the town's railway station is within easy reach, offering regular expresses to London, Stoke and Manchester.

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.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Open canopied storm porch with steel skinned panelled door to:

HALL : Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

LOUNGE 4.67m (15ft 4in) x 3.81m (12ft 6in) : PVCu double glazed window to front aspect. Pebble effect electric fire set on stone effect hearth and back. Two single panel central heating radiators. 13 Amp power points. Television aerial point.

DINING KITCHEN 15' 6" x 11' 0" (4.72m x 3.35m): PVCu double glazed window to rear aspect. Range of beech effect fronted eye level and base units having granite effect preparation surfaces over with stainless steel one and a half bowl sink unit inset. Built in stainless steel 4 ring gas hob with electric oven/grill below with extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine. Cupboard housing Baxi gas central heating boiler. Double panel central heating radiator. 13 Amp power points. PVCu French doors to rear garden.

CLOAKROOM : Modern white suite comprising: low level w.c. and wash hand basin. Single panel central heating radiator.

First floor :

LANDING : Single panel central heating radiator. 13 Amp power points. Airing cupboard housing lagged hot water cylinder.

BEDROOM 1 REAR 3.56m (11ft 8in) x 2.97m (9ft 9in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE : White suite comprising: low level w.c., pedestal wash hand basin and separate shower cubicle with glass door housing a mains fed shower. Single panel central heating radiator. Mosaic effect tiles to splashbacks. Shaver point.

BEDROOM 2 FRONT 3.25m (10ft 8in) x 2.64m (8ft 8in) : PVCu double glazed window to front aspect. Fitted wardrobes. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 7' 1" x 6' 7" (2.16m x 2.01m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m): PVCu double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed shower over. Single panel central heating radiator. Shaver point.

Outside :

FRONT : Tarmacadam double width driveway for two cars.

REAR : Adjacent to the rear of the property is a paved terrace seating area beyond which are lawned gardens with borders. Timber garden shed. Pathway to front.

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

TENURE : Leasehold 250 year lease with 233 years remaining. Current ground rent £250 per annum. Current service charge £75.00 per annum to cover common ground gardening and grass cutting.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: From our offices proceed along West Street turning right into Antrobus Street then left into Mill Street. At the roundabout take the third exit onto Mountbatten Way and continue through the traffic lights to the next roundabout. Take the first left and continue for approximately three quarters of a mile taking a left turn onto Havannah Lane opposite the Church House public house. At the bottom of Havannah Lane turn left onto St Johns Road, second right onto Harvey Road and then first left into Malhamdale Road. At the junction bear right and continue round taken the first right into Crompton Close where number 9 will be clearly identified by our For Sale board.

