

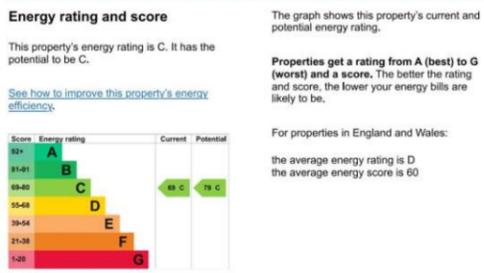


Energy performance certificate (EPC)	
17 Cedar Court CONGLETON CW12 3JP	Energy rating: C
Property type: Detached house	Valid until: 1 September 2034
Total floor area: 170 square metres	Certificate number: 0360-2002-0410-2504-3175

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)



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.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

17 Cedar Court
Mossley, Congleton,
Cheshire CW12 3JP

Selling Price: £585,000

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOME
- LOUNGE DINER WITH INGLENOOK FIREPLACE
- FITTED BREAKFAST KITCHEN.
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- DOUBLE WIDTH DRIVEWAY & INTEGRAL DOUBLE GARAGE
- CONSERVATORY OVERLOOKING ENCLOSED REAR GARDEN
- PRIVILEGED CUL-DE-SAC IN PRIME MOSSLEY LOCALITY

This home is situated in a small, privileged, cul-de-sac in the sought after Mossley area of Congleton.

This property is immaculately presented and maintained by the owner and viewing is imperative to appreciate the quality of the finish.

The property is approached over an open plan garden with a wide, block-paved driveway terminating at the electric remote-controlled garage.

Gates and path lead either side to the rear enclosed garden which has two patio areas, lawn and borders all enclosed by well-maintained hedges and timber fence panel boundaries.

A composite door allows access to a large welcoming hall with stairs, cloakroom/W.C. and double doors to lounge with a magnificent inglenook fireplace, opening up to a dining area with patio windows allowing access to the conservatory. Completing the ground floor accommodation is a fully fitted breakfast kitchen.

At first floor level, the galleried landing allows access to four good sized bedrooms, the master having full length fitted wardrobes and large en-suite. Completing the first floor is a family bathroom with separate large shower enclosure.

The property has full PVCu double glazing and gas fired central heating together with a wood burning stove in the large fireplace.

Located in a prime area with such array of conveniences laid out on its doorstep. Within a 10 minutes walk you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers, post office, and The Wonky Pear, a micro bar, hostelry....with a lovely eclectic relaxed atmosphere. School catchment wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to locate within this locality, plus before and after schools and day nursery are within easy reach too.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Contemporary composite front door opening into:

ENTRANCE HALL : Beams to ceiling. Stairs to first floor. Radiator. 13 Amp power points. Double doors to lounge. Doors to other rooms. Woven oak effect flooring. Fitted entrance doormat.

SEPARATE W.C. : PVCu double glazed opaque window. White suite set in vanity unit comprising wash hand basin and low level W.C. Tiled splashbacks. Radiator. Woven oak effect flooring

LOUNGE DINER :

Lounge Area 12' 10" x 21' 0" (3.91m x 6.40m) : Beams to ceiling. PVCu double glazed bow window. Attractive inglenook fireplace with wood burning stove and back lighting. Radiator. 13 Amp power points. BT point. Sliding double glazed doors to conservatory.

Dining Area 10' 7" x 10' 8" (3.22m x 3.25m) : Beams to ceiling. PVCu double glazed window. Radiator. 13 Amp power points.

CONSERVATORY 10' 4" x 12' 6" (3.15m x 3.81m) : PVCu double glazed windows and roof. 13 Amp power points. Tiled floor. PVCu double glazed French doors to rear garden.

BREAKFAST KITCHEN 16' 2" x 10' 10" (4.92m x 3.30m) : Beams to ceiling. PVCu double glazed window. Low voltage downlighters inset. Fitted with a range of white shaker style eye level and base units with laminated preparation surface having composite 1.5 sink bowl inset with mixer tap. Tiled splashbacks. Breakfast bar. Gas hob with extractor over. Split level double oven. Integrated dishwasher. Space for tall fridge freezer. Under unit lights. Serving hatch to lounge diner. Radiator. 13 Amp power points. PVCu double glazed door to outside. Woven oak effect flooring.

First Floor :

GALLERIED LANDING : One beam to ceiling. PVCu double glazed window. Radiator. 13 Amp power points. Door to cylinder cupboard. Doors to principal rooms. Access to fully-boarded roof space, with light, via pull-down ladder.

BEDROOM 1 FRONT 16' 3" x 13' 6" (4.95m x 4.11m) plus wardrobe space : PVCu double glazed window. Low voltage downlighters inset. Radiator. 13 Amp power points. Full length fitted wardrobes. Fitted dressing table.

EN-SUITE : PVCu double glazed opaque window. Low voltage downlighters inset. Low level W.C. Wash hand basin set in vanity unit. Shower enclosure. Fully tiled walls. Heated towel radiator.

BEDROOM 2 REAR 12' 11" x 10' 11" (3.93m x 3.32m) : PVCu double glazed window. Radiator 13 Amp power points.

BEDROOM 3 FRONT 12' 10" x 9' 8" (3.91m x 2.94m) max : PVCu double glazed window. Radiator. 13 Amp power points. Fitted double wardrobes.

BEDROOM 4 REAR 10' 11" x 10' 8" (3.32m x 3.25m) : PVCu double glazed window. Radiator. 13 Amp power points. Fitted display cabinets.

BATHROOM : PVCu double glazed opaque window. Low voltage downlighters inset. White suite comprising: Low level W.C., wash hand basin set in vanity unit, panelled bath and large shower enclosure. Partly tiled walls. Two heated towel radiators.

Outside :

FRONT : Open plan lawn with double width block-paved driveway.

REAR : Fully enclosed by mature, well-maintained hedge and timber fence panels. Two patio areas with lawn between and borders.

GARAGE 16' 1" x 16' 0" (4.90m x 4.87m) : Electric roller double sized vehicle access door. PVCu double glazed opaque window. Power & light. Belfast sink. Laminated work surface with space and plumbing for a washing machine and dryer. Wall mounted central heating boiler.

TENURE : Freehold (subject to solicitor's verification).

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

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

TAX BAND: G

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3JP

