



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

74 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 [out more](#) for properties at the exemption and exemptions [https://www.gov.uk/government/consultations/energy-ratings-for-rented-properties](#)

Energy efficiency rating for this property

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

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

<https://www.gov.uk/government/consultations/energy-ratings-for-rented-properties>

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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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57 Camborne Close

Mossley, Congleton,
Cheshire CW12 3BG

Selling Price: £210,000

- COMPLETELY REMODELLED & STYLISHLY RENOVATED
- 3 BEDROOM SEMI DETACHED FAMILY PROPERTY
- LUXURY BATHROOM WITH 'LAUREN' SANITARYWARE
- PRIVATE REAR GARDEN
- PAVED DRIVEWAY PROVIDING PARKING
- CUL-DE-SAC POSITION
- PRIME MOSSLEY LOCATION

WATCH OUR 360 PROPERTY TOUR

AN OUTSTANDING FAMILY HOME COMPLETELY REMODELLED AND STYLISHLY RENOVATED FROM TOP TO BOTTOM - BOTH INSIDE AND OUT!! CUL DE SAC POSITION AND IMMEDIATE ACCESS TO THE MACCLESFIELD CANAL TOW PATH. PRIME MOSSLEY LOCATION.

We'd like to raise a glass to the lucky person who's first to view this beautiful home. We guarantee you'll be buying this home even before you skip through the threshold.....it is that good!!

The current vendors should be incredibly proud of what they've achieved, transforming this house into a quite extraordinary home. It's been back to basics with the finished pad equal to a brand new home.

The improvement includes a clever adjustment to the layout to the ground floor, allowing the creation of a most useful office space, leaving the garage with still an ample area for storage and will easily accommodate bikes, motorbikes plus lots more. The lounge is light and airy with feature fireplace and sliding door into the conservatory which enjoys a lovely private aspect over the private gardens. The stunning fitted kitchen is a marvellous creation - eye catching in every way! Stylish tiling, simple fitted units and complementary work surfaces, with plenty of room for appliances.

The first floor accommodation continues the trend of pristine presentation and impressive decor and has equally pleasing accommodation. Firstly there are three bedrooms (two of which are good sized doubles



and both complemented with fitted wardrobes). The piece de resistance has to be the luxury bathroom, which would certainly not be out place in 5 star hotel, fitted with quality floating "Lauren" sanitaryware and Hansgrohe thermostatic shower and taps. Gas fired central heating is offered via a modern gas combi boiler and all windows and doors are PVCu double glazed throughout.

Its pretty outside too with freshly laid Indian stone pathways and lawns to the front, whilst to the rear the Indian stone features more so, creating patio seating areas with lawned gardens and a bespoke rendered garden store.

Needless to say this property is a fine example of "how to keep your house." Ready to move into - you'll struggle to find a home with less jobs to do on moving day than this! Truly no stone has been left unturned when presenting this house to the finest of standards.

Located in Mossley, one of Congleton's most desirable locations, with Cheshire's countryside on its doorstep, and with Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station providing links to national rail networks, and easily within the catchment of Mossley C of E primary school. 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)

CANOPY STORM PORCH : PVCu double glazed door with leaded and stained glass panels with matching side panels.

HALL 11' 1" x 6' 2" (3.38m x 1.88m): Single panel central heating radiator. Stairs to first floor. Understairs cupboard.

OFFICE 9' 4" x 6' 4" (2.84m x 1.93m): Double panel central heating radiator. 13 Amp power points. Door to garage (storage purposes only).

L SHAPED SITTING ROOM 16' 0" x 13' 9" (4.87m x 4.19m): PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Living flame coal effect gas fire set on polished stone effect hearth and back. PVCu double glazed sliding door to conservatory.

CONSERVATORY 8' 10" x 8' 6" (2.69m x 2.59m): Brick built base units with PVCu double glazed upper panels with triple polycarbonate roof over. 13 Amp power points. Ceramic floor tiles with electric underfloor heating. PVCu double glazed door to outside.

KITCHEN 10' 0" x 6' 7" (3.05m x 2.01m): PVCu double glazed window to rear aspect. Modern fitted kitchen of cream fronted eye level and base units having granite effect roll edge formica preparation surfaces over with charcoal composite single drainer sink unit inset with chrome mixer tap. Built in 4 ring gas hob with electric double oven and grill below with glass and stainless steel extractor canopy over. Integrated fridge. Space and plumbing for washing machine. Stone effect tiles to splashbacks with glass mosaic tiles. Electric kickboard heater. 13 Amp power points. Tiled floor.

First Floor :

GALLERIED LANDING : Turned spindled balustrade to galleried landing. PVCu double glazed window to side aspect. 13 Amp power points. Access to roof space via a retractable ladder, majority boarded with light.

BEDROOM 1 FRONT 12' 6" x 9' 3" (3.81m x 2.82m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in triple wardrobe.

BEDROOM 2 REAR 10' 8" x 9' 3" (3.25m x 2.82m) into wardrobes: PVCu double glazed window to rear aspect with views over rooftops towards



Bosley Cloud. Built in triple wardrobe. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 8' 0" x 6' 5" (2.44m x 1.95m): PVCu double glazed window to rear aspect with views over rooftops towards Bosley Cloud. Double panel central heating radiator. 13 Amp power points.

BATHROOM 8' 0" x 6' 3" (2.44m x 1.90m): PVCu double glazed window to front aspect. Modern white suite comprising: low level w.c. by 'Laufen' with concealed cistern and wall hung ceramic wash hand basin by 'Laufen' with chrome mixer tap and drawer beneath. Tiled panelled bath with glass shower screen and with Hansgrohe mains fed thermostatically controlled shower with rainhead shower head. Chrome centrally heated towel radiator. Porcelanosa wall and floor tiles. Cupboard housing Worcester gas combi boiler.

Outside :

FRONT : Paved driveway providing off road parking. Lawned gardens with flower borders.

GARAGE (STORAGE PURPOSES ONLY) 9' 2" x 9' 0" (2.79m x 2.74m) Internal Measurements: Electrically operated roller shutter door. Power and light. Space and plumbing for washing machine, fridge and freezer.

REAR : Adjacent to the rear is a paved patio beyond which are lawned gardens with flower borders enclosed with timber panelled fencing and rear boundary conifers.

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: C

DIRECTIONS: From the Town Hall, proceed opposite onto Canal Street, which in turn becomes Canal Road. Turn right into Astbury Lane Ends, take the second right into Fields Road. At the junction turn left into Falmouth Road and then right into Camborne Close where number 57 is found in the first right hand cul-de-sac clearly identified by our For Sale board.

