

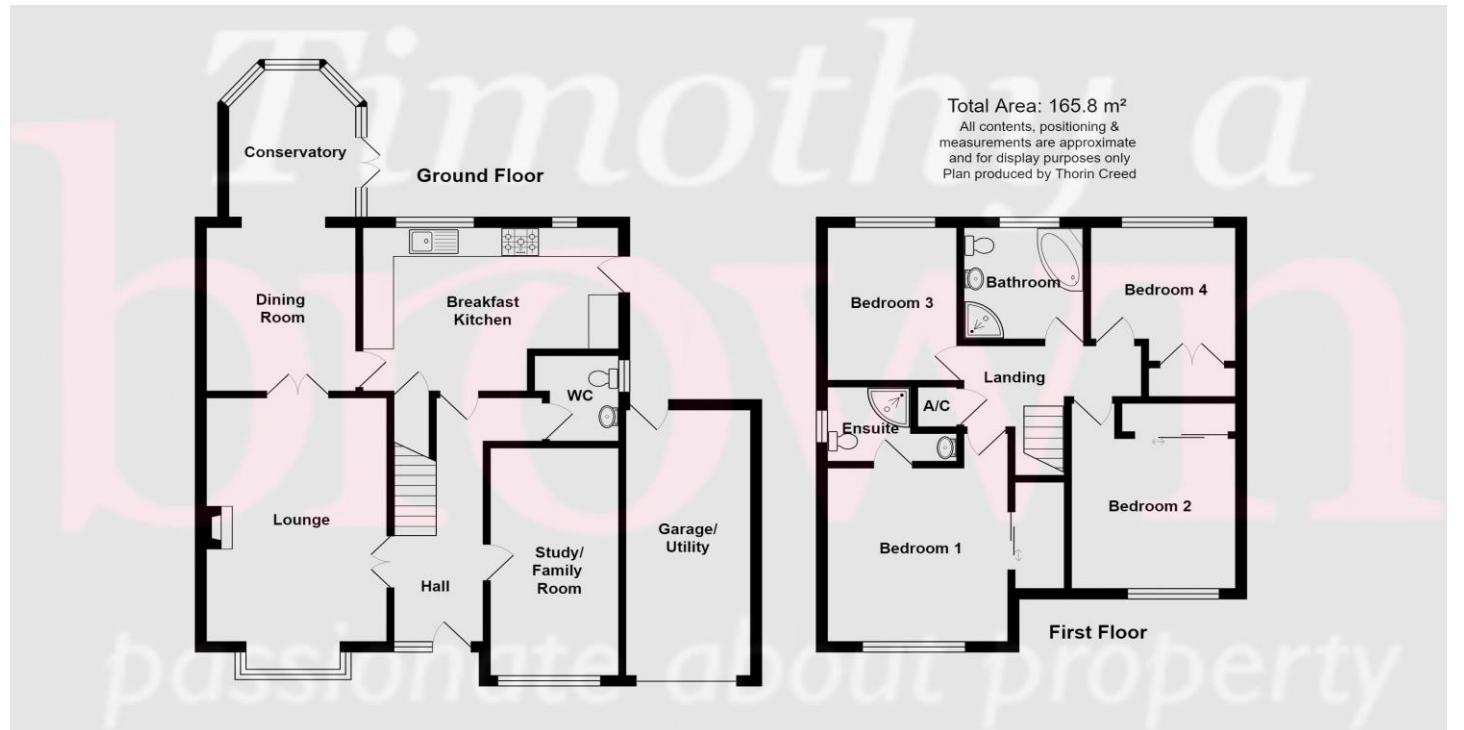


BRITISH PROPERTY AWARDS
2018 & 2019
★★★★★
GOLD WINNER
ESTATE AGENT IN CONGLETON

Timothy a
brown



AWARDED FOR
MARKETING | SERVICE | RESULTS



Energy performance certificate (EPC)



Property type

Detached house

Total floor area

150 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 government website or contact your local council for more information.

Energy efficiency rating for this property

The property's current energy rating is C. It has the potential to be C.

Save costs as it's easier to keep a property warm.

<https://www.gov.uk/government/collections/energy-performance-certificates>

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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10 Wolstanholme Close
Congleton, Cheshire CW12 3RX

Selling Price: £395,000

- EXECUTIVE DETACHED FOUR BEDROOM FAMILY HOME
- LOUNGE WITH WOOD BURNING STOVE, DINING ROOM & STUDY/FAMILY ROOM
- LARGE BREAKFAST KITCHEN & CONSERVATORY
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- SOUTH FACING LANDSCAPED REAR GARDEN
- DOUBLE WIDTH DRIVEWAY & ATTACHED GARAGE
- CONVENIENT FOR RAILWAY STATION
- WITHIN THE CATCHMENT FOR MOSSLEY C OF E PRIMARY SCHOOL

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR 360 DEGREE VIRTUAL TOUR

A FANTASTIC EXECUTIVE DETACHED FAMILY HOME PROVIDING FOUR DOUBLE BEDROOMS, TWO BATHROOMS, TWO RECEPTIONS, LARGE BREAKFAST KITCHEN AND CONSERVATORY. WONDERFUL LANDSCAPED SOUTH FACING GARDENS. CLOSE TO RAILWAY STATION AND WITHIN THE CATCHMENT FOR MOSSLEY C OF E PRIMARY SCHOOL.

Full PVCu double glazing and gas central heating, with the main accommodation briefly comprising: entrance hall with modern cloakroom off, lounge with bay window and WOOD BURNING STOVE, double doors lead into the dining room which then opens into the conservatory. The spacious family sized breakfast kitchen is finished with contemporary style light oak units and range cooker, and completing the ground floor is the study/family room.

From the first floor landing are four double bedrooms, en-suite shower room and family bathroom with a separate shower.

Outside and to the front is a double width driveway, lawned gardens and attached garage, whilst to the rear are the enclosed southerly facing gardens, with extensive Indian stone terraces ideal for alfresco entertaining and central steps up to the lawned areas.

Literally within 15 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there providing links to national rail networks), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a recently opened 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.

Cheshire countryside is pretty much on its doorstep and you can enjoy gentle walks along the tree lined Biddulph Valley disused



RECEPTION HALLWAY 17' 0" x 5' 9" (5.18m x 1.75m) into stairs: Coving to ceiling. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Oak effect Karndean floor. Stairs to first floor.

CLOAKROOM : PVCu double glazed window to side aspect. Suite comprising: low level w.c. with concealed cistern with soft closer and white ceramic wash hand basin set on highly polished units below. Chrome centrally heated towel radiator. Oak effect Karndean flooring as laid.

STUDY/FAMILY ROOM 16' 1" x 8' 5" (4.90m x 2.56m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point.

BREAKFAST KITCHEN 16' 7" x 11' 0" (5.05m x 3.35m): Two PVCu double glazed windows to rear aspect. 18 inset downlighters. Range of modern light oak eye level and base units having granite effect roll edge formica preparation surfaces over with contemporary style stainless steel 1½ bowl sink unit inset with monoblock tap. Freestanding stainless steel Electrolux range cooker with 6 burner gas hob with fan assisted oven and grill and second oven with matching Rangemaster stainless steel extractor canopy over. Integrated fridge and freezer. Integrated dishwasher. Integrated washer/dryer. Single panel central heating radiator. Glazed white Metro tiles to splashbacks. 13 Amp power points. Television aerial point. Understairs storage cupboard. Oak effect Karndean flooring as laid. PVCu double glazed door to side.

LOUNGE 19' 0" x 11' 10" (5.79m x 3.60m) into bay: PVCu double glazed bay window to front aspect. Coving to ceiling. Cast iron multi fuel stove set on stone hearth and back. Double panel central heating radiator. 13 Amp power points. Television aerial point. Double opening doors to:

DINING ROOM 11' 4" x 9' 9" (3.45m x 2.97m): Coving to ceiling. 13 Amp power points. Double panel central heating radiator. Opening to:

CONSERVATORY 10' 3" x 8' 3" (3.12m x 2.51m): Brick built base with PVCu upper panels with triple polycarbonate roof over. 13 Amp power points. Double panel central heating radiator. PVCu double glazed French doors to patio.

First Floor :

LANDING : Airing cupboard with lagged hot water cylinder. Central heating timer controls. 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 12' 1" x 11' 10" (3.68m x 3.60m): PVCu double glazed window to front aspect. Built in double wardrobes with mirror fronted sliding doors. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval).

EN SUITE 5' 8" x 5' 2" (1.73m x 1.57m): PVCu double glazed window to side aspect. Four inset downlighters. White suite comprising: low level w.c. Wash hand basin set in beech effect vanity unit with double cupboards below. Enclosed shower cubicle with Aqualisa mains fed shower. Tiled to half height. Ceramic tiled floor.



BEDROOM 2 FRONT 11' 4" x 10' 11" (3.45m x 3.32m) to wardrobes: PVCu double glazed window to front aspect. Built in double wardrobe with mirror fronted sliding doors. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point.

BEDROOM 3 REAR 9' 6" x 9' 2" (2.89m x 2.79m): PVCu double glazed window to rear aspect. Built in double wardrobe. Single panel central heating radiator. 13 Amp power points. Television aerial point.

BEDROOM 4 REAR 10' 8" x 8' 5" (3.25m x 2.56m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 10" x 7' 7" (2.39m x 2.31m): PVCu double glazed window to rear aspect. Four inset downlighters. White suite comprising: Corner panelled bath. Vernon Tutbury pedestal wash hand basin. Vernon Tutbury low level w.c. Large enclosed shower cubicle with Aqualisa mains fed shower. Upright chrome centrally heated towel radiator. Half tiled walls. Ceramic floor tiles.

Outside :

FRONT : Tarmacadam double width driveway for two vehicles. Lawned garden.

ATTACHED GARAGE 18' 6" x 7' 7" (5.63m x 2.31m) Internal Measurements: Up and over door. Power and light. Tap.

REAR : Huge expanse of Indian stone paved terrace providing an excellent area for alfresco entertaining. Rendered walls feature with well stocked flower borders and central Indian stone paved steps up to the main garden being laid to lawn with a discreet timber decked area to one corner. Gated access to the front via one side. Cold water tap.

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: E

DIRECTIONS: From our offices proceed along West Street, bear right onto Antrobus Street then left onto Mill Street and upon reaching the roundabout take the third exit onto Mountbatten Way. At the next set of traffic lights turn right, then left onto Congleton High Street and then turn right onto Canal Street (almost opposite Congleton Town Hall). After approximately mile (opposite The Moss public house) turn right onto Astbury Lane Ends, then immediately right into Lamberts Lane and the first right into Wolstanholme Close where the property will be found on the right hand side clearly identified by our For Sale board.

