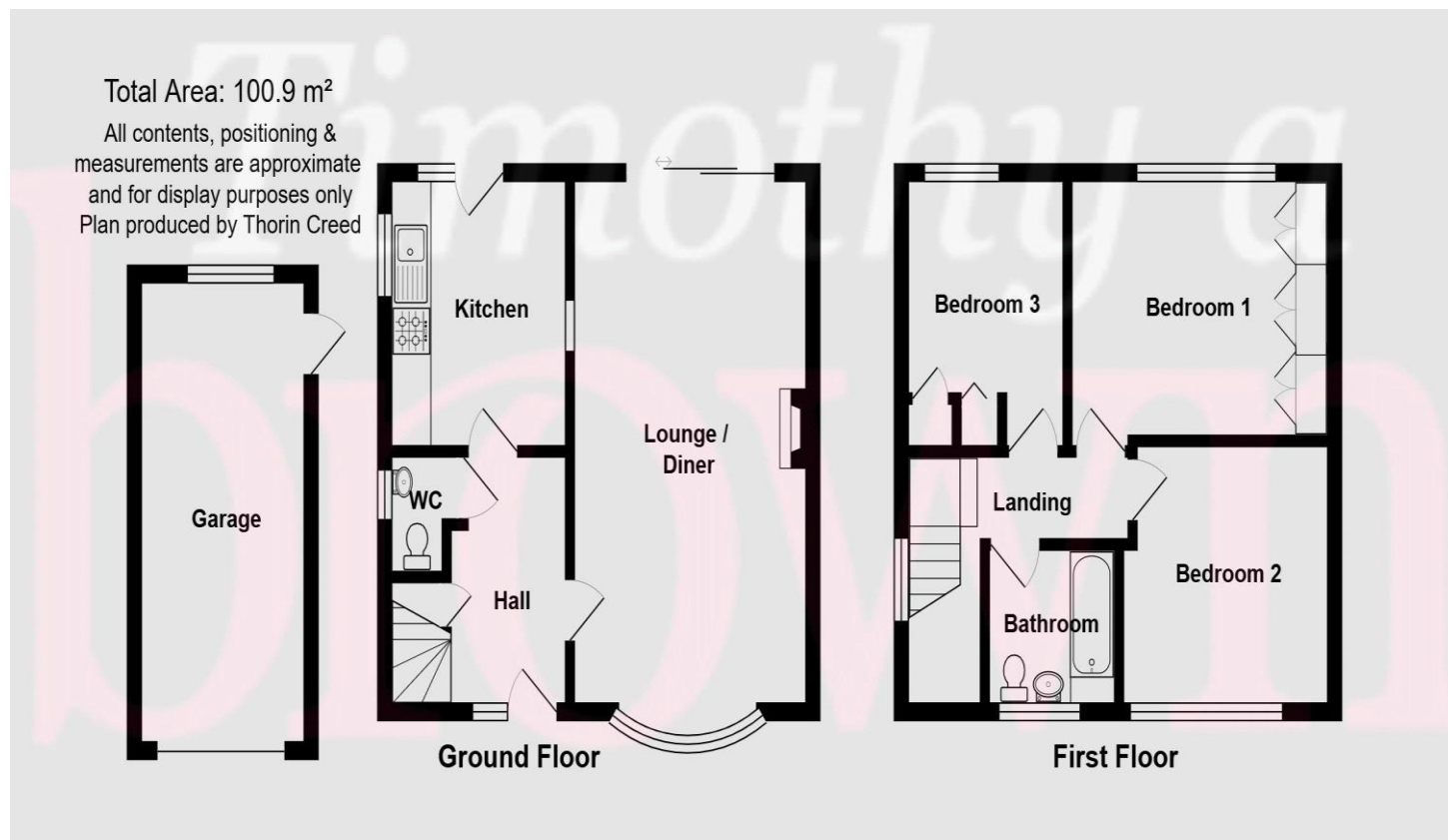


Timothy a brown



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



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

6 Penrith Court
Congleton, Cheshire CW12 4JF

Selling Price: £320,000

- NO CHAIN – IDEAL FOR A SWIFT, HASSLE FREE PURCHASE
- SPACIOUS END OF CUL DE SAC PLOT OFFERING SUPERB EXTENSION POTENTIAL (STPP)
- BRIGHT LOUNGE–DINER WITH PATIO WINDOWS OPENING ONTO THE SUNNY REAR GARDEN
- FITTED KITCHEN PLUS A GROUND FLOOR CLOAKROOM/W.C.
- THREE WELL PROPORTIONED BEDROOMS
- ATTRACTIVE FRONT AND REAR GARDENS PROVIDING GREAT OUTDOOR SPACE
- SET WITHIN THE HIGHLY DESIRABLE WEST HEATH AREA

NO CHAIN – A FANTASTIC OPPORTUNITY IN WEST HEATH.

This appealing home occupies a generous corner plot, offering superb potential to extend subject to planning permission—perfect for buyers looking to add their own style and create their ideal living space.

Inside, the gas centrally heated and PVCu double-glazed accommodation begins with a welcoming hallway, leading to a handy cloakroom/W.C. The bright and spacious lounge–diner enjoys a sunny rear aspect and opens directly onto the garden through patio windows, creating a lovely indoor–outdoor flow. A fitted kitchen completes the ground floor.

Upstairs, the landing leads to three well-proportioned bedrooms, two featuring fitted wardrobes, along with a family bathroom.

Outside, both the front and rear gardens are attractively landscaped, and the property benefits from off-road parking and a single garage.

Penrith Court is perfectly placed in the ever-popular West Heath area, known for its outstanding local schools including The Quinta, Blackfirs Primary, and Congleton High Academy—all just a short walk away. Everyday conveniences at West Heath Shopping Centre are close by, and commuters will appreciate excellent access to



major routes, with the M6 only six miles away and easy travel links to Manchester Airport.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE HALL : Stairs with W.C. below. Doors to lounge and kitchen.

SEPARATE W.C. : White suite comprising: low level W.C. and wash hand basin. PVCu double glazed opaque window.

LOUNGE/DINER 21' 4" x 11' 10" (6.50m x 3.60m): PVCu double glazed bow window to front aspect. PVCu double glazed patio window to rear aspect. Feature stone and slate fireplace with inset fire. Two radiators. Television aerial point.

BREAKFAST KITCHEN 10' 9" x 8' 10" (3.27m x 2.69m): PVCu double glazed window to side and rear and also PVCu double glazed door to outside. Fitted base and eye level units with laminate working surfaces. Single drainer sink with mixer tap. Plumbing and space for washing machine. Radiator. Tiled to splashbacks.

First Floor :

LANDING : Access to roof space. Doors to all rooms. PVCu double glazed opaque window.

BEDROOM 1 REAR 13' 0" x 10' 6" (3.96m x 3.20m) including wardrobe: PVCu double glazed window to rear aspect. Radiator. Full length fitted wardrobe.

BEDROOM 2 FRONT 10' 7" x 10' 7" (3.22m x 3.22m): PVCu double glazed window to front aspect. Radiator.

BEDROOM 3 REAR 8' 0" x 8' 7" (2.44m x 2.61m): PVCu double glazed window to front aspect. Radiator. Fitted wardrobes. Fitted cupboard with combi gas central heating boiler.



BATHROOM : PVCu double glazed opaque window. Suite comprising: low level W.C., pedestal wash hand basin and bath with hand grips and shower mixer tap. Radiator. Half tiled walls.

Outside :

FRONT : Crazy paved driveway terminating at the garage. Lawn with shrub borders. Gate and path to rear on the left of the property. The right hand garden is timber fence panelled separating it from the front garden and there is an area of over 14'0" (4.27m) between the gable end and the boundary wall which would allow space for an extension (subject to planning permission).

REAR : Enclosed garden with crazy paved patio leading onto the lawn with shaped flower and shrub beds. The rear garden has a sunny aspect.

GARAGE 16' 8" x 8' 3" (5.08m x 2.51m): Vehicular roller access door. PVCu double glazed rear window and pedestrian door. Power and light.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4JF

