

# 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.

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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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**57 Avon Drive**  
Congleton, Cheshire CW12 3RQ

**Selling Price: £185,000**

- OFFERED WITH NO ONWARD CHAIN – IDEAL FOR SWIFT AND STRESS-FREE PURCHASING
- LOCATED IN A POPULAR, MATURE CUL DE SAC WITHIN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA
- UNIQUE “UPSIDE DOWN” TOWNHOUSE OFFERING CHARACTER AND FLEXIBLE ACCOMMODATION
- THREE WELL PROPORTIONED GROUND FLOOR BEDROOMS PLUS A FAMILY BATHROOM.
- L SHAPED LOUNGE/DINING ROOM TO FIRST FLOOR, DESIGNED TO MAXIMISE LIGHT & LIVING SPACE
- GENEROUS, WELL-APPOINTED KITCHEN SUITABLE FOR MODERN FAMILY LIVING AND ENTERTAINING
- DOUBLE WIDTH DRIVEWAY PROVIDING PARKING FOR TWO CARS
- LOW MAINTENANCE ENCLOSED REAR GARDEN, FULLY PAVED IDEAL FOR RELAXING AND ENTERTAINING
- WALKING DISTANCE TO CONGLETON TRAIN STATION & TOWN CENTRE

**OFFERED WITH NO ONWARD CHAIN**

Occupying a mature cul-de-sac position within an area of consistently high demand, this well-appointed three-bedroom mid-townhouse offers a fantastic opportunity to purchase an individual and quirky "upside-down" home with spacious accommodation, low-maintenance outdoor space, and excellent connectivity.

The property enjoys the benefits of gas central heating, PVCu double glazing, and a double-width driveway providing off-road parking for two vehicles.

To the rear, there is a good-sized, enclosed paved garden, ideal for easy maintenance, outdoor entertaining, or relaxing in privacy. The accommodation begins with an entrance vestibule leading to the ground floor, which comprises three bedrooms and a family bathroom.

To the first floor, the layout is designed to maximise light and living space, featuring a generous L-shaped lounge/dining room and a well-proportioned kitchen — perfect for modern family living and entertaining.

Situated on the respected and mature Jones Homes development, the property is located in a highly sought-after area within easy walking distance of Congleton railway station, offering

frequent direct services to Manchester and London. Immediate access to the Macclesfield Canal towpath provides beautiful canal side walks and direct links into the surrounding Cheshire countryside.

Congleton town centre is approximately a 15-minute walk away, with the award-winning Congleton Park and leisure centre also close by. The town offers a vibrant mix of pubs, restaurants, gyms, and outdoor pursuits, alongside everyday amenities including Marks & Spencer Simply Food, Tesco, independent shops, and essential services such as doctors, dentists, and chemists. The nearby Peak District National Park further enhances the lifestyle appeal.

A distinctive home in a prime location, offered with no onward chain — early viewing is highly recommended.

Contact us today to arrange your viewing of this fantastic home.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE** : PVCu double glazed door to:

**HALL** : Single panel central heating radiator. Return stairs to first floor. Under stairs store cupboard.

**BEDROOM 1 REAR** 12' 11" x 8' 0" (3.93m x 2.44m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 FRONT** 8' 1" x 7' 2" (2.46m x 2.18m): High level PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR** 8' 7" x 7' 4" (2.61m x 2.23m): Single panel central heating radiator. 13 Amp power points. PVCu double glazed door to outside rear.

**BATHROOM** 6' 9" x 5' 5" (2.06m x 1.65m): High level PVCu double glazed window to front aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with thermostatically controlled mains fed shower and glass shower screen. Chrome centrally heated towel radiator.

**FIRST FLOOR :**

**L SHAPED LOUNGE DINER** 20' 5" x 17' 1" (6.22m x 5.20m) : Two PVCu double glazed window to front aspect and one to the rear aspect. Double panel and single panel central heating radiators. Coal effect electric fire with marble effect hearth and back.

**KITCHEN** 8' 9" x 7' 5" (2.66m x 2.26m): PVCu double glazed window to rear aspect. Panelled eye level and base units and roll edge preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4-ring gas hob with electric oven/grill below. Space for fridge. Tiled to splashbacks. Wall mounted Worcester gas combi boiler.

**Outside :**

**FRONT** : Tarmacadam double width driveway.

**REAR** : Good sized enclosed paved garden with timber garden shed. Small store with insulated unit with double socket and providing a space and plumbing for washing machine and dryer.

**TENURE** : Leasehold. Ground rent: TBC

**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**: B

**DIRECTIONS**: SATNAV: CW12 3RQ

